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**Limb**  
MOVING HOME



*5 Woodside, Hessle, East Yorkshire, HU13 0PU*

- 📍 Semi Detached House
- 📍 Well Proportioned Accom.
- 📍 Three Bedrooms
- 📍 Council Tax Band = C
- 📍 C/Heating & D/Glazing
- 📍 Side Drive & Garage
- 📍 Cul-de-sac Position
- 📍 Freehold/EPC = D

**£205,000**



## INTRODUCTION

This well proportioned semi detached house enjoys an attractive cul-de-sac position just off Tranby Avenue to the west of Hessle centre. The property would benefit from some general modernisation and offers tremendous potential to create a lovely home in what is an extremely popular location. The well presented accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, large through lounge diner, kitchen, three bedrooms, bathroom and separate W.C.. Gas fired central heating to radiators and uPVC double glazing are installed. Gardens to front and rear have been set out predominantly for ease of maintenance and a side drive leads to the single garage.

## LOCATION

Woodside is a small cul-de-sac accessed from Lawnswood off Tranby Avenue to the west of Hessle town centre. Hessle has the benefits of excellent facilities including its own selection of high street shops, restaurants and cafe bars, delicatessen and stylish boutiques together with the easily accessible transport links such as the Hessle railway station and local bus station. Hessle town centre also benefits from the Hessle community centre and library plus a broad range of medical facilities. There are numerous leisure activities nearby including cycle paths and country walks, Hessle lawn tennis club, Hessle RUFC, Hessle sporting club and Riverview bowls club. Local gyms together with Haltemprice leisure centre and swimming pool are just a short drive away and there are a number of excellent golf courses and sporting facilities. Excellent links to Hull city centre, just five miles to the east are available and immediate access is gained to the Humber bridge, ideal for travelling to North Lincolnshire and Humberside airport. Travelling in a westerly direction convenient access is available to the A63 which leads into the M62 motorway network. The successful Hesslewood Country Business Park and brand new Bridgehead Business Park development are both just a short distance away, along with the Priory Park office and retail complex.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALL

With stairs to first floor off and storage cupboard beneath.

## LOUNGE/DINER

A good sized room with windows to both front and rear elevations. Feature fire surround with marble hearth and backplate housing "living flame" gas fire.





### *KITCHEN*

Having an excellent range of fitted base and wall mounted units with ample work surfaces, sink and drainer, integrated oven, four ring gas hob with extractor hood above, wall mounted gas fired central heating boiler, plumbing for automatic washing machine, windows to side and rear and external door to garden.



### *FIRST FLOOR*

### *LANDING*

Window to side elevation, access to roof void.

## BEDROOM 1

Having a range of fitted furniture to one wall comprising wardrobes, cupboards and drawers. Window to front elevation.



## BEDROOM 2

With fitted furniture running to one wall comprising wardrobes, drawers and cupboards. Window to rear elevation.





## BEDROOM 3

Fitted wardrobe and cupboards, window to front elevation.



## BATHROOM

With pedestal wash hand basin, panelled bath, shower over, rail and curtain. Tiling to walls.



## SEPARATE W.C.

With low level W.C..

## OUTSIDE

The rear garden has a combination of paving and planted borders with a variety of shrubs providing an attractive backdrop. Outside the front there is a garden area which is largely gravelled, set up for ease of maintenance. A tarmac driveway provides parking and leads to the side of the house up to the single garage.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

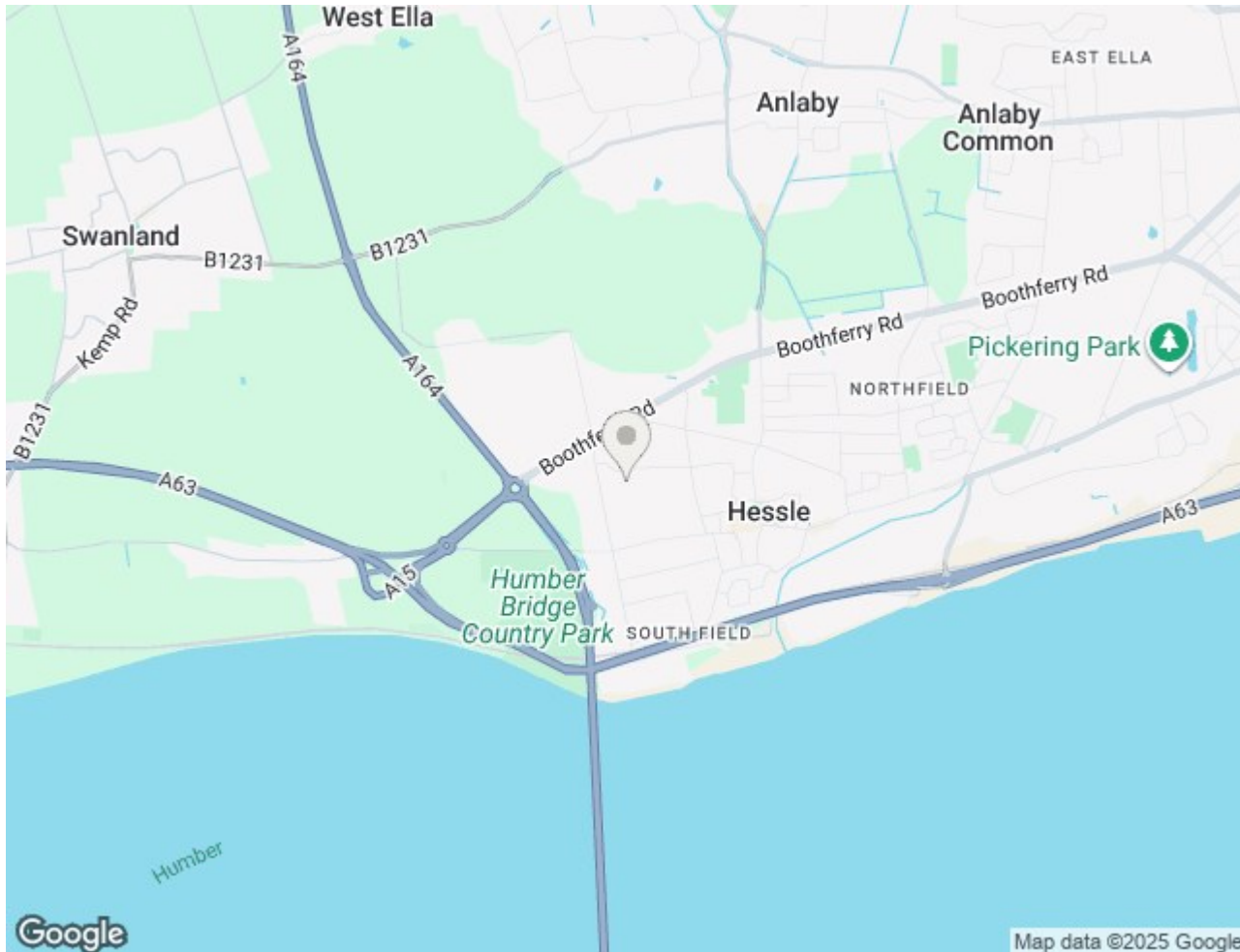
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER

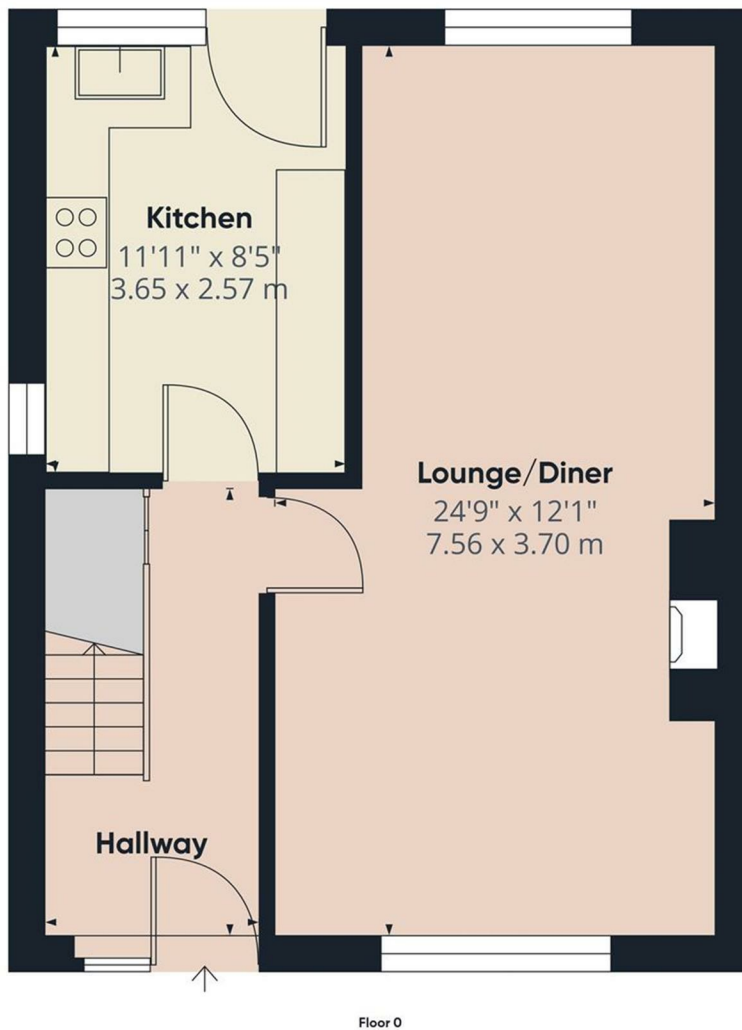
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





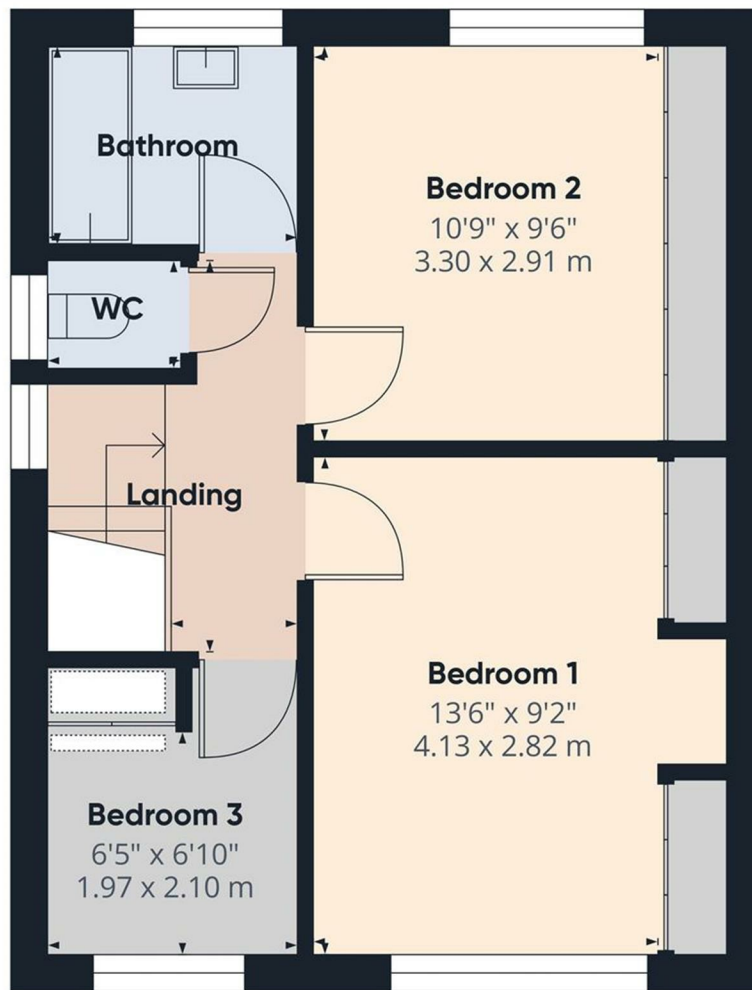


Approximate total area<sup>m</sup>  
452 ft<sup>2</sup>  
42 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1




Approximate total area<sup>m</sup>  
403 ft<sup>2</sup>  
37.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	