

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



18 Southgate, Hessle, HU13 0DP

- 📍 First Floor Apartment
- 📍 "Move in" Ready
- 📍 No Onward Chain
- 📍 Council Tax Band = A
- 📍 Two Bedrooms
- 📍 Modern Bathroom
- 📍 Communal Parking to Rear
- 📍 Freehold / EPC = D

Offers Around £89,950

INTRODUCTION

This excellent first-floor apartment provides a superb opportunity for modern, convenient living, offered for sale with no onward chain. Positioned just a short stroll from the vibrant heart of Hesse Square and its wide array of shops and amenities, the home is perfectly suited for those seeking effortless access to town life.

The accommodation is well-maintained and features the benefit of electric heating and uPVC double glazing. Access is entirely private, via a residential ground floor door that opens to an entrance hall and dedicated staircase. The main living level includes a central hallway, home to a large airing/storage cupboard.

The internal layout comprises a good-sized lounge, a modern fitted kitchen, two comfortable bedrooms, and a contemporary bathroom. This flat is ideally configured for a first-time buyer, downsizer, or buy-to-let investor looking for a ready-to-move-into property in a highly desirable and established setting.

LOCATION

The property is situated along Southgate which runs between Hesse Square and Station Road. Hesse is a vibrant west Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair salons, beauty salons, takeaway, delicatessen, banks and newsagents. Further amenities are located around Hesse Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hesse All Saints Church of England and Hesse Penshurst. Secondary schooling is at Hesse High School. Hesse also has its own mainline railway station which links to Hull, Doncaster, Leeds, Sheffield, Manchester, Brough and London Kings Cross. Convenient access can be gained to the iconic Humber Bridge and the A63 leading into Hull city centre to the east and the national motorway network to the west.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Private residential access door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor apartment and hallway.

HALLWAY

With large cylinder / storage cupboard.

LOUNGE

Window to rear.



KITCHEN

Having a range of fitted base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer, oven and hob with filter hood above plus space for under counter appliances. Window to the front elevation.



BEDROOM 1

Window to rear.



BEDROOM 2

With large built in cupboard with hanging rail. Window to the front elevation.



OUTSIDE

Communal parking is available in the carpark to the rear which is accessed via Grove Hill.

BATHROOM

With contemporary suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Part tiling to walls, tiled floor, shaver socket and window to rear.



TENURE

Leasehold - The lease term is 999 years from 31st January 1984.

SERVICE CHARGES

The service charge is £40.62 per month and in total £487.43 per annum from February 2025 to January 2026.

The ground rent is £25 per annum.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. 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.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

VIEWING

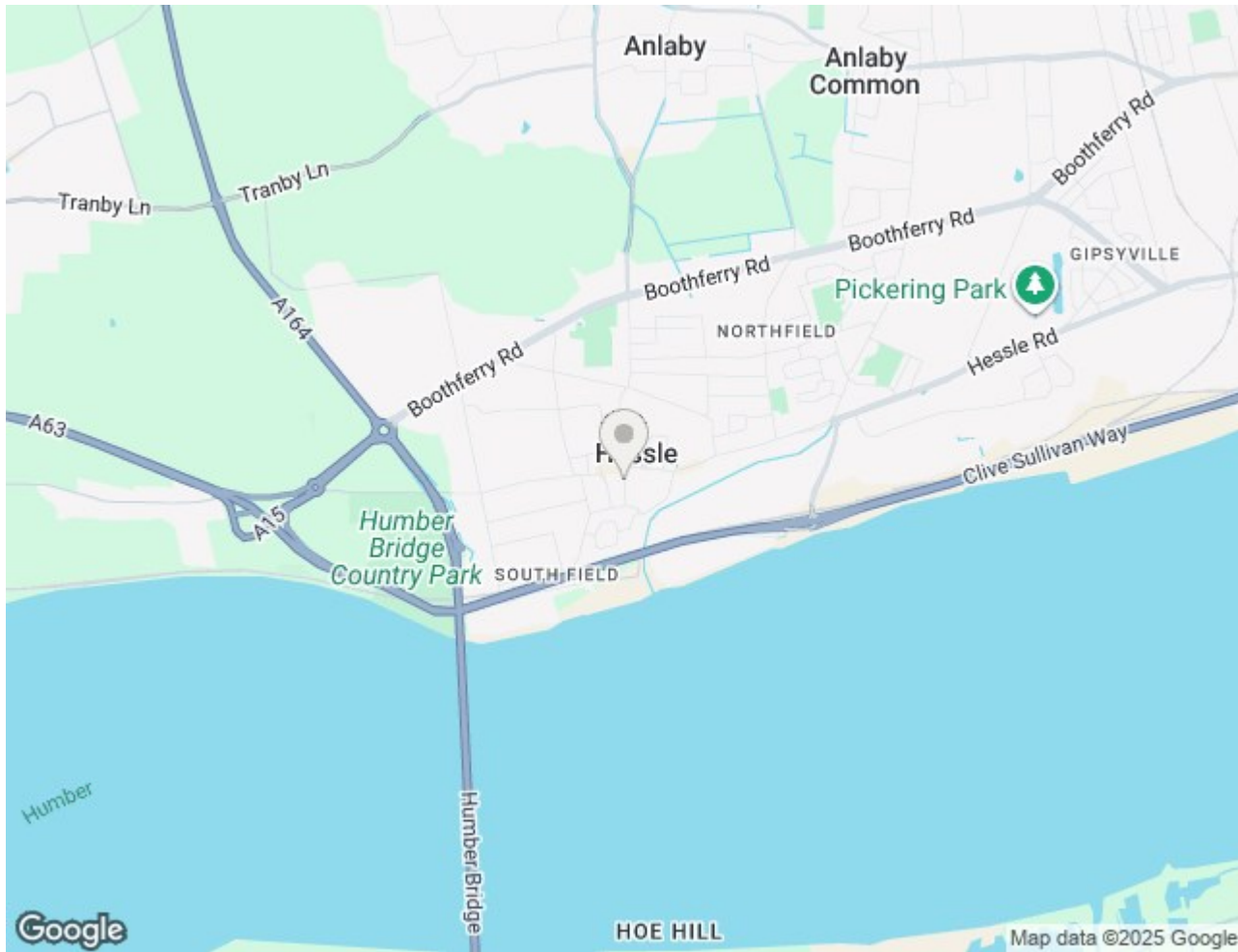
Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

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.

PROPERTY TO SELL?

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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