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Limb
MOVING HOME



357 Boothferry Road, Hessle, East Yorkshire, HU13 0NW

- 📍 Bay Fronted Semi-Detached
- 📍 Beautifully Presented
- 📍 Stunning South Facing Garden
- 📍 Council Tax Band = D
- 📍 Four Beds/Two Baths
- 📍 Two Reception Rooms
- 📍 Contemporary Kitchen
- 📍 Freehold / EPC =

£369,950

INTRODUCTION

This superb bay-fronted semi-detached house delivers immaculate and stylishly presented accommodation approaching 1,700 sq.ft, enhanced by a stunning south-facing rear garden. The property offers generously proportioned rooms including an entrance porch, a spacious hallway with cloaks/W.C., a dining room with a multi-fuel stove, and a sitting room with garden views. The stylish kitchen features Quartz worktops, integrated appliances, and a breakfast area. On the first floor are three double bedrooms: a main bedroom with built-in wardrobes and an en-suite, a large bay-fronted double, and a third with built-in storage. A contemporary shower room with a walk-in shower completes this level. A converted loft provides a fourth double bedroom.

Outside, a gravelled front driveway provides off-street parking, and the drive continues to the side through wrought iron gates, offering extra parking or storage, plus a detached garage. The beautifully tended south-facing rear garden is a true highlight, with an expansive patio ideal for entertaining, a perfectly manicured lawn, and lush planted borders. A versatile 'man cave' with power and light, along with two sheds, adds even more appeal.

This home truly needs to be seen to appreciate its quality and stunning outdoor spaces.

LOCATION

The property is situated along the south side of Boothferry Road, Hessle between Hillcrest Avenue and Heads Lane. Hessle 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 Hessle Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hessle All Saints Church of England and Hessle Penshurst. Secondary schooling is at Hessle High School. Hessle 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 depicted on the attached floorplan.

Residential entrance door to:

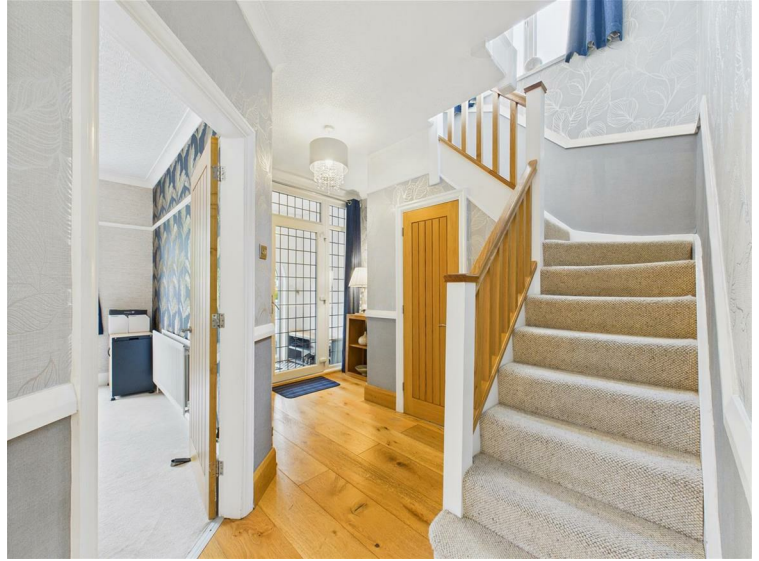
ENTRANCE PORCH

Useful space with door leading through to:



ENTRANCE HALL

With oak flooring and staircase leading up to the first floor.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Useful understairs storage.

DINING ROOM

With feature fire surround housing a multi-fuel stove. Bay window to the front elevation.



LOUNGE

With feature fire surround housing a log burning stove. Windows and door to the rear patio and further window to side.



BREAKFAST KITCHEN

Having a range of contemporary high gloss base and wall units with Quartz worktops incorporating a one and a half bowl under counter sink with mixer/filter tap. There are a host of integrated appliances including a double oven, four ring gas hob with filter above, fridge/freezer, dishwasher and washing machine. A breakfast area to the rear provides views across the garden.



KITCHEN AREA



BREAKFAST AREA



FIRST FLOOR

LANDING

With staircase leading up to the second floor.



BEDROOM 1

With fitted wardrobes and window to rear.



EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail, inset spot lights and window to side.



BEDROOM 2

Large double bedroom with bay window to the front elevation.



BEDROOM 3

With built in wardrobe and window to rear.



SHOWER ROOM

With stylish suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail, inset spot lights and window to the front elevation.



SECOND FLOOR

BEDROOM 4

With Velux windows to the front, side and rear elevations. Access to eaves storage.



OUTSIDE

A gravelled front driveway provides off-street parking, and the drive continues to the side through wrought iron gates, offering extra parking or storage, plus a detached garage. The beautifully tended south-facing rear garden is a true highlight, with an expansive patio ideal for entertaining, a perfectly manicured lawn, and lush planted borders. A versatile 'man cave' with power and light, along with two sheds, adds even more appeal.



REAR VIEW



GARDEN CABIN / 'MAN CAVE'



TENURE

Freehold

COUNCIL TAX BAND

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

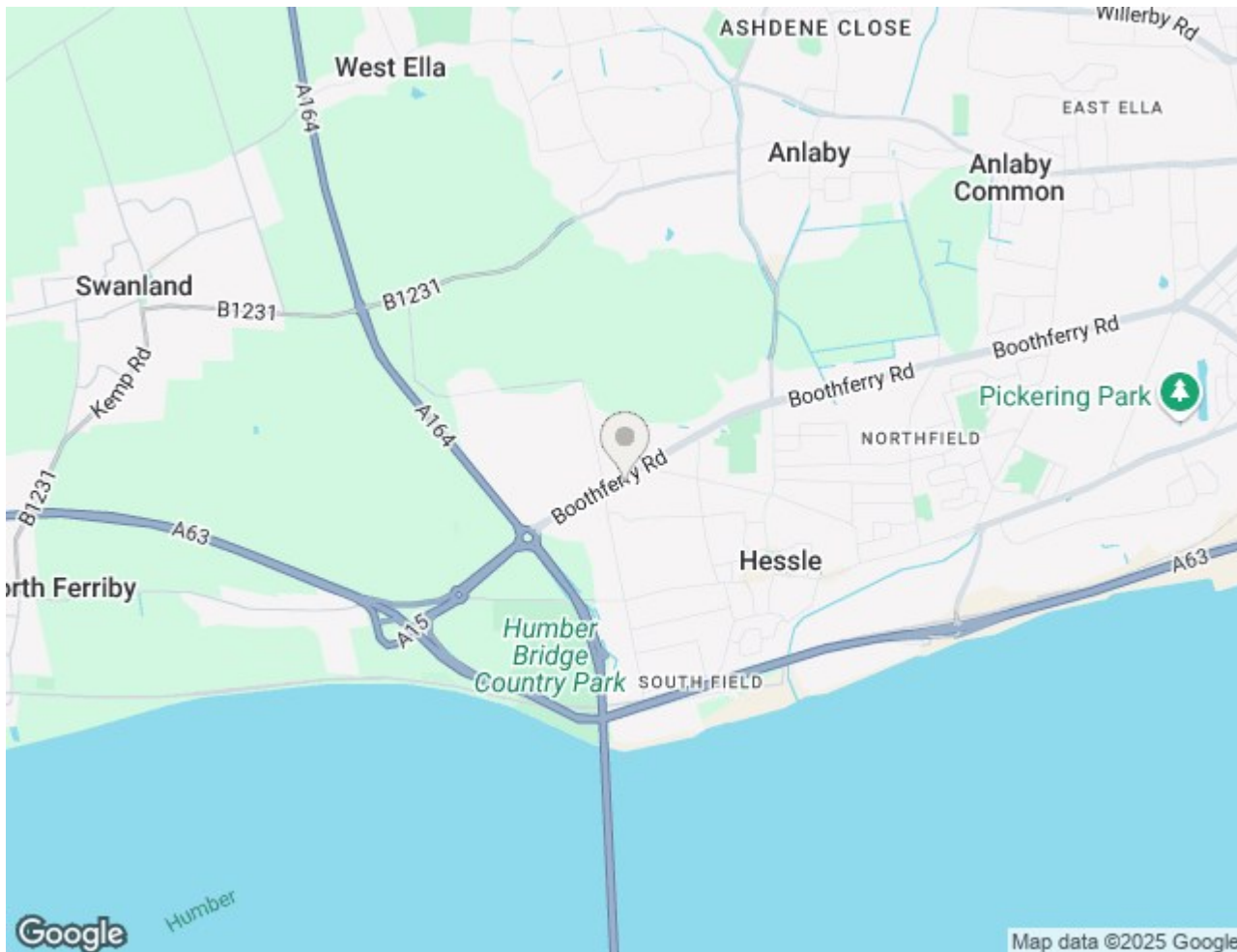
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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

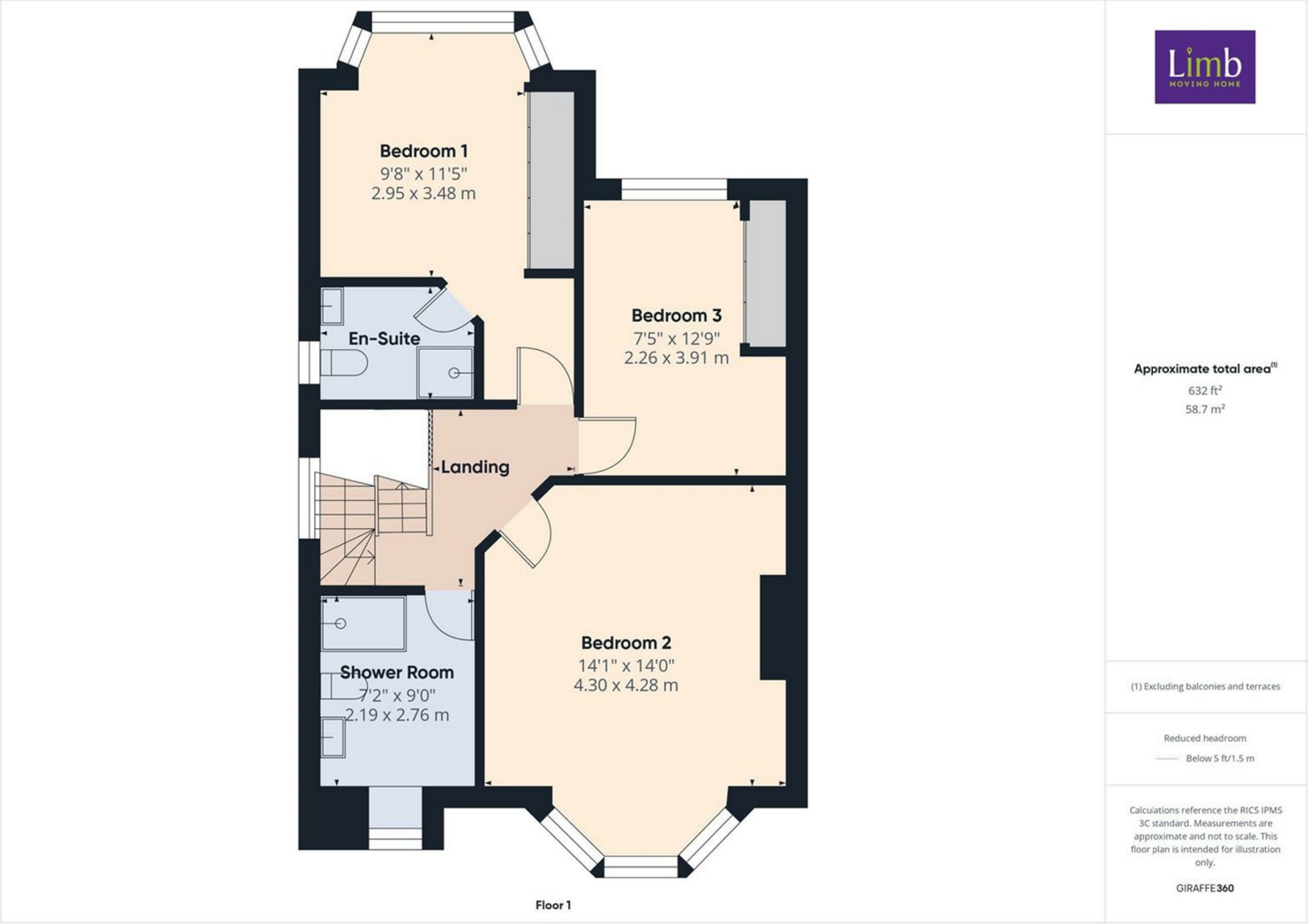
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

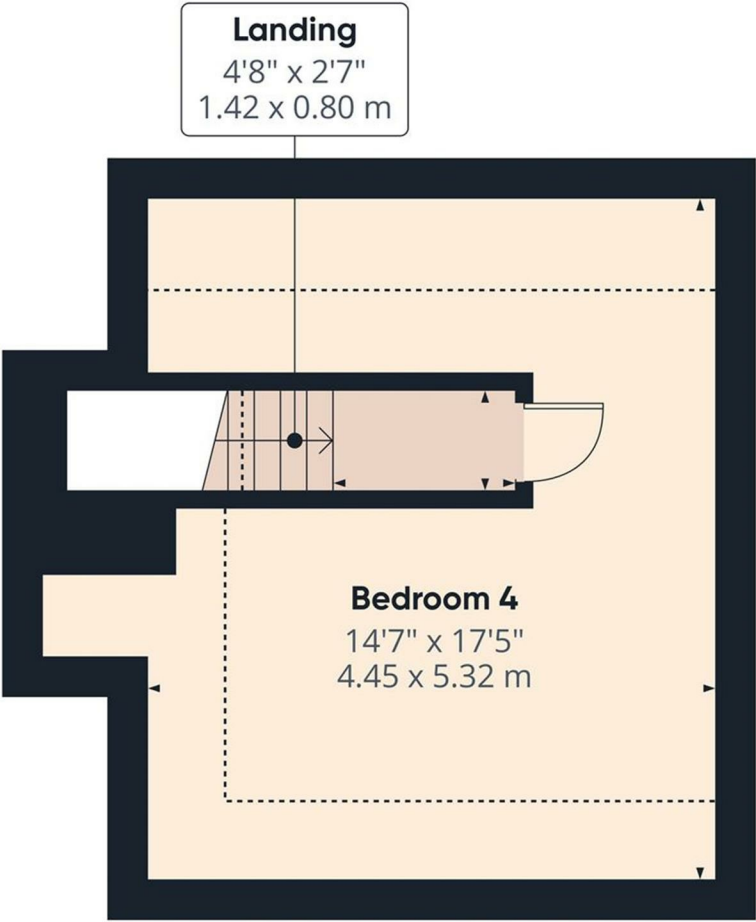
VALUATION SERVICE

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.









Floor 2



Approximate total area^m

240 ft²
22.3 m²

Reduced headroom

84 ft²
7.8 m²


(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	