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Limb
MOVING HOME



57 Broad Avenue, Hessle, East Yorkshire, HU13 0FH

- 📍 "Stand Out" Property
- 📍 Extended Accommodation
- 📍 Beautifully Walled Appointed
- 📍 Council Tax Band = F
- 📍 5 Beds/3 Baths
- 📍 Delightful Garden
- 📍 Double Garage
- 📍 Freehold/EPC = B

Guide Price £450,000

INTRODUCTION

INVITING OFFERS BETWEEN £450,000 TO £460,000.

TAKE A LOOK AT THE PHOTOS AND THE FLOORPLAN - this superb detached property is an ideal family home situated in a desirable location with attractive surrounding aspects. Recently extended to create a fabulous open plan living/dining kitchen, bi fold doors open out to a delightful walled garden. The versatile accommodation extends over three floors and provides up to five bedrooms served by 3 baths/shower rooms. Beautifully appointed and immaculately presented, the accommodation is depicted on the attached floorplan. A hallway has a cloaks/W.C. situated off and there is a beautiful formal lounge. The heart of the house is the stunning open plan living kitchen with gorgeous units and integrated appliances plus there is a separate utility room. Overall, there are up to 5 bedrooms across the upper two floors. There is gas fired central heating to radiators and uPVC double glazing installed. Outside the driveway provides excellent parking plus a double garage. There is also an EV charger installed. The walled garden has been set out for ease of maintenance with paving and also features circular artificial grass plus decked patio. In all, this fine home is absolute gem and viewing is strongly recommended.

LOCATION

The property is situated along Broad Avenue which forms part of the new Tranby Fields Development off Jenny Brough Lane, Hessle. This location is set amongst fields between the villages of Hessle and Swanland. 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 HALLWAY

A central hallway with stairs leading to the first floor off, cloaks cupboard to corner.

W.C.

With low level W.C., wash hand basin, attractive tiled surround.



LOUNGE

A beautiful room with "walk in" bay window to the west elevation and window to the south. Decorative panelling to the walls.





LIVING KITCHEN

A superb and significantly extended living kitchen allowing great versatility of use with plenty of space for dining suite and settees etc. being an ideal place to entertain, relax and just enjoy. The room has windows to the south and bi fold opening doors out to the rear garden. The Velux windows are electric and remote controlled. The kitchen has a beautiful contemporary kitchen with quartz worksurfaces and a peninsular island which also has plenty of fitted storage with undercounter one and a half sink and designer mixer tap. Features include an integrated double oven, four ring induction hob with designer extractor hood above, fridge freezer and dishwasher.







UTILITY ROOM

With matching fitted units, quartz worksurfaces, undercounter sink with designer mixer tap, plumbing for automatic washing and space for dryer. Internal door to understairs storage cupboard, external door to the driveway.



FIRST FLOOR

LANDING

A particularly spacious central landing with windows to both front and rear elevation and a staircase leading up to the second floor. Tank cupboard off.



BEDROOM 1

A light and airy room with three windows allowing light to flood in from two elevations. Two double fitted wardrobes, wall mounted TV point.



EN-SUITE SHOWER ROOM

With stylish suite comprising low level W.C., pedestal wash hand basin, shower cubicle, tiled surround.



BEDROOM 2

Window to front elevation.



BEDROOM 3

Window to side elevation.



BATHROOM

A stylish white suite comprising low level W.C., pedestal wash hand basin, panelled bath, shower over and screen, tiled surround and heated towel rail.



SECOND FLOOR

LANDING

A spacious landing with area for a study. Velux style window.



BEDROOM 4

With window to front and Velux style window to rear.



BEDROOM 5

Window to front elevation.



SHOWER ROOM

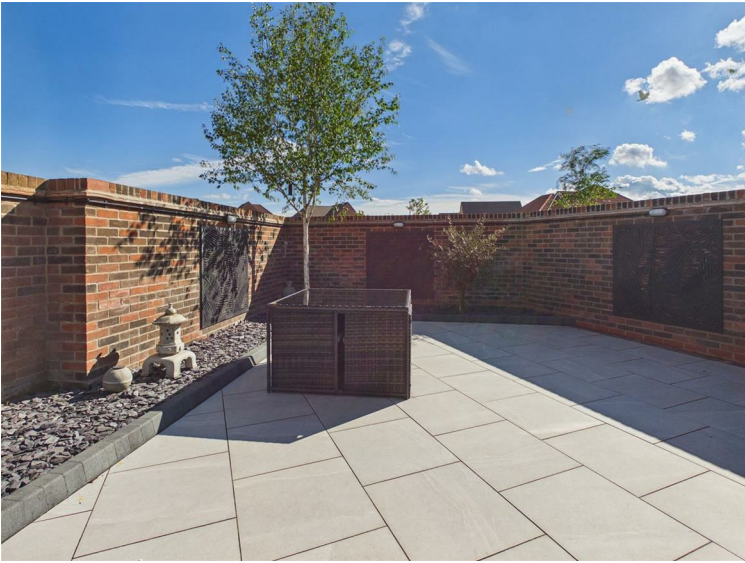
A stylish suite comprising low level W.C., pedestal wash hand basin and shower cubicle. Tiled surround, heated towel rail.



OUTSIDE

Outside the driveway provides excellent parking plus a double garage. The walled garden has been set out for ease of maintenance with paving and also features circular artificial grass plus decked patio.





REAR VIEW



DRIVEWAY



VIEW TO FRONT



HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold - There is a service charge for the maintenance of the estate.

We have been advised that the service charge is £127.89 as at 1st January 2026 which is paid twice a year.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

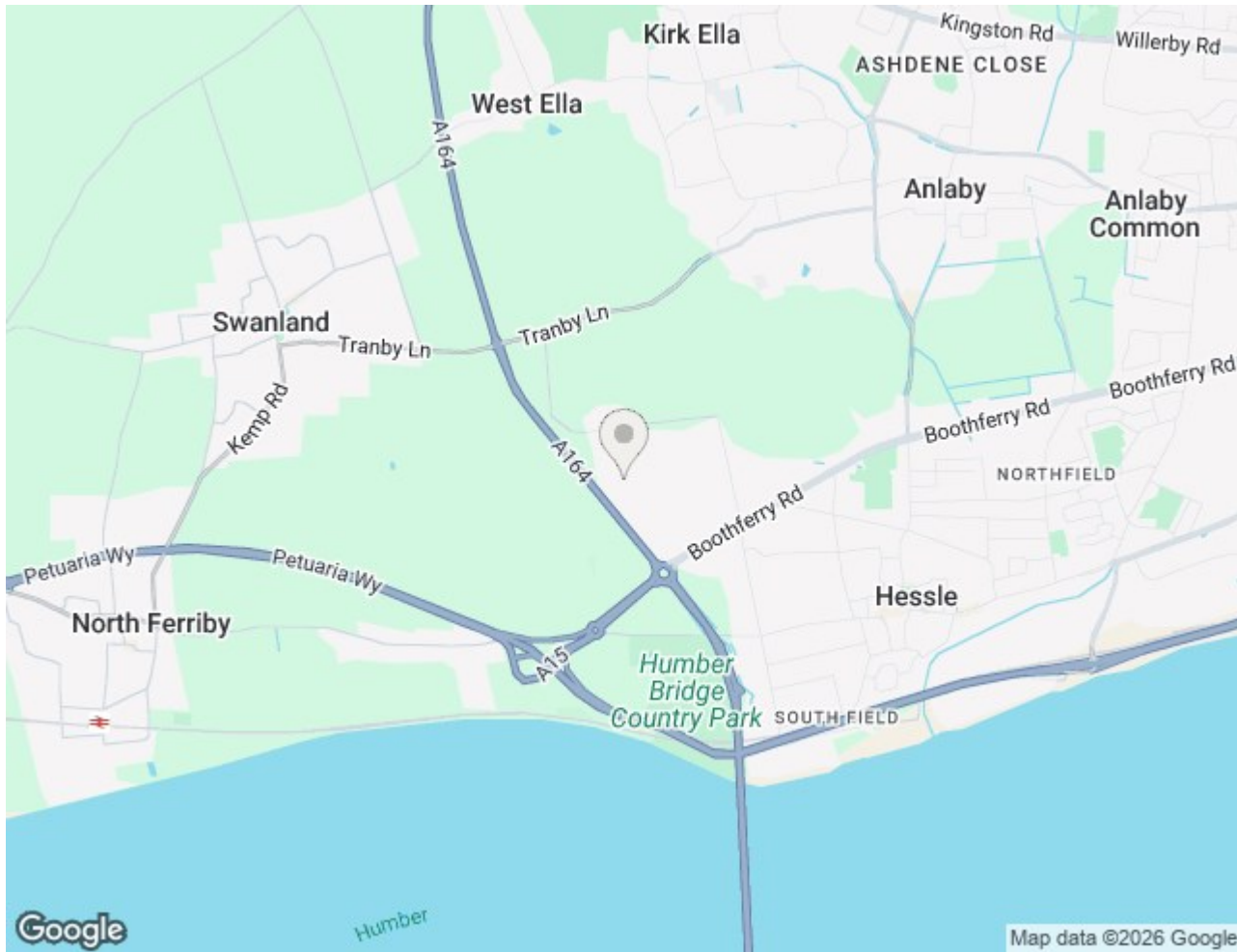
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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

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. AI may have also been used to enhance photography.

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.





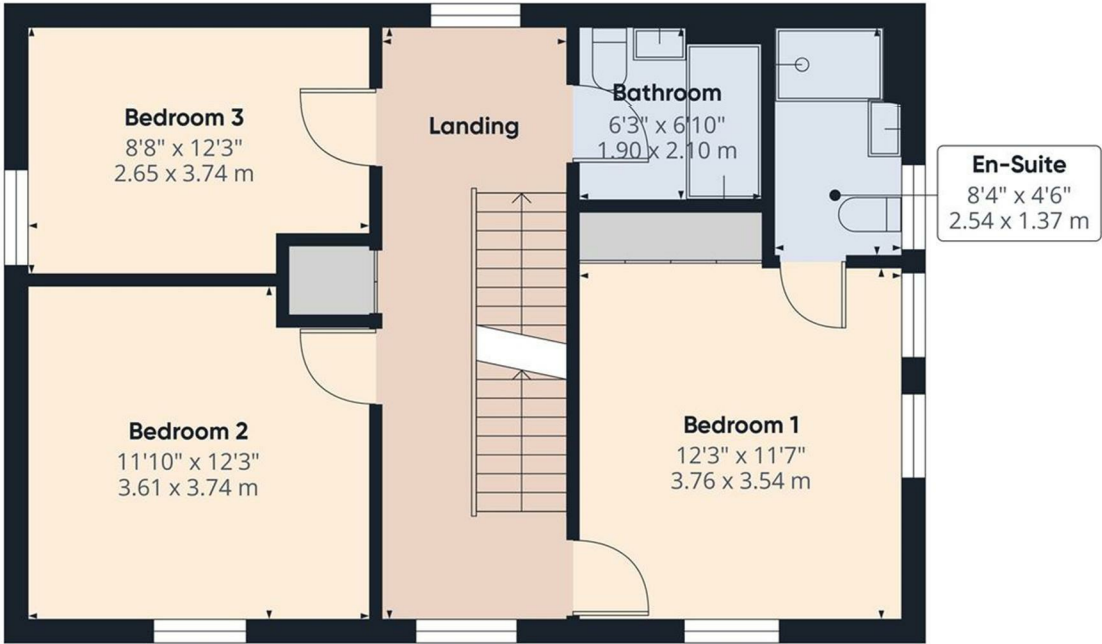
Approximate total area^m
813 ft²
75.5 m²

(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.

GIRAFFE360



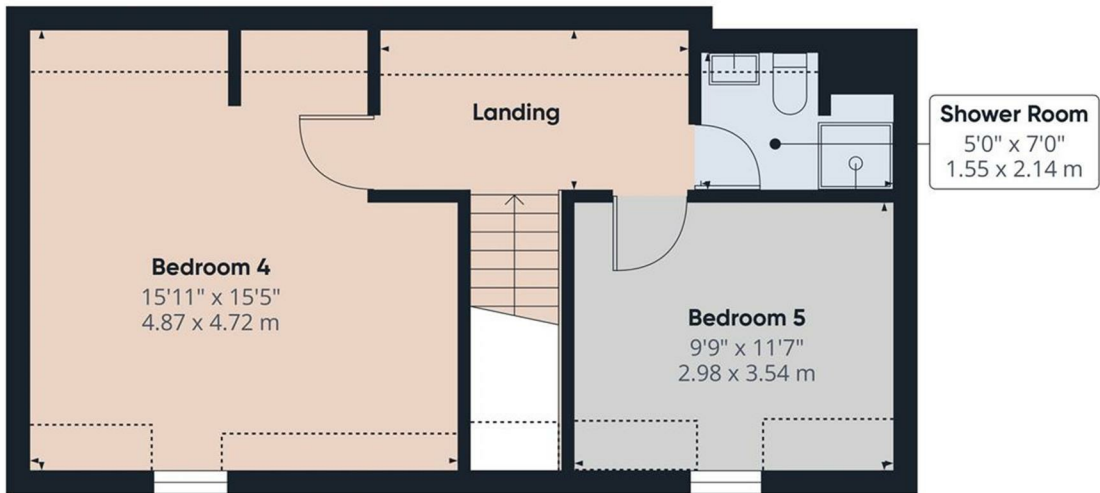


Approximate total area⁽¹⁾
588 ft²
54.7 m²

(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.

GIRAFFE360



Floor 2

Approximate total area⁽¹⁾
437 ft²
40.6 m²

Reduced headroom
72 ft²
6.7 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		93
(81-91) B	86	
(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		
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