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Limb
MOVING HOME



Locks Lodge, Swanland Road, Hessle, East Yorkshire, HU13 0NS

- 📍 Unique Detached Property
- 📍 Quality Fittings
- 📍 Versatile Accommodation
- 📍 Council Tax Band = F
- 📍 Exceptional Design
- 📍 Gated Entrance
- 📍 Gardens, Parking & Garage
- 📍 Freehold/EPC = C

£490,000

INTRODUCTION

This exceptional and individually designed detached residence has been constructed in recent years and offers highly adaptable living space, finished with a wealth of premium fixtures and fittings. A standout feature is the striking, bespoke fitted kitchen. The property is discreetly positioned just off Swanland Road towards its northern end, near the junction with Heads Lane and Jenny Brough Lane. A gated driveway leads to a forecourt providing parking for three to four vehicles, in addition to a single garage. The surrounding gardens are predominantly laid to lawn and enhanced by a patio area.

The accommodation is arranged over two floors and includes a spacious open-plan reception/dining area with log burner that seamlessly flows into the impressive, fitted kitchen, complete with bespoke cabinetry, silestone work surfaces, and integrated appliances. A separate utility room and cloaks/WC are also located on the ground floor. The lounge is centred around a log-burning stove, and there is a study as well as a fourth bedroom that enjoys views of the rear garden. Upstairs, there are three further bedrooms, each benefitting from an extensive range of fitted furniture. Both the en-suite and the main bathroom have been fitted by Aquarius of Howden. The home features a mix of underfloor heating to the tiled areas and traditional gas-fired radiator heating, complemented by uPVC double-glazed windows throughout.

LOCATION

The property is tucked away at the northern end of Swanland Road towards its junction with Jenny Brough Lane and Heads Lane which is a sought after residential location well placed for Hessle's excellent range of shops and amenities. The property is also well situated for commuting with convenient access available to the Humber Bridge, Clive Sullivan Way and the A63/M62 motorway network.

ACCOMMODATION

An attractive verandah extends to the front and side of the property with the entrance door providing access to the reception area.

RECEPTION/DINING AREA

With windows to the front and side, chimney breast housing a log burner, recessed downlighters to the ceiling and travertine flooring. The room is open plan in style and leads through to the kitchen.



ALTERNATIVE VIEW



LOUNGE

Comprising a log burner with marble hearth and mantle surround, and two windows to the front elevation. Quality wood flooring.

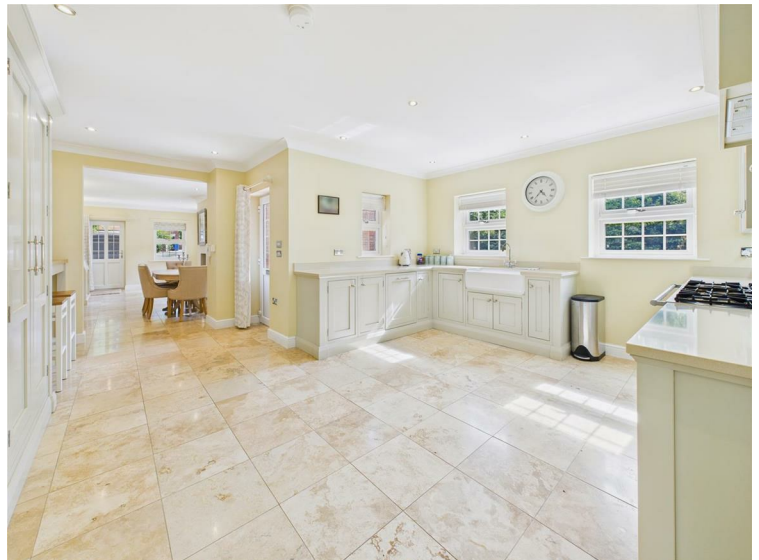


KITCHEN

Having a stunning range of bespoke, fitted units installed by Aquarius of Howden, comprising an extensive range of units with Silestone work surfaces and an oak breakfast bar area. There is a large Belfast sink, integrated dishwasher, fridge freezer and a Falcon Range cooker. Travertine flooring extends throughout and there are recessed down lighters to the ceiling. Windows look out to two elevations and there is an external entrance door leading out to the side driveway and garage.



ALTERNATIVE VIEW



UTILITY

Having a range of fitted units with oak work surfaces, plumbing for an automatic washing machine, wall mounted gas fired central heating boiler, cupboard to corner, windows to rear and external access door as well as space for further appliances.



INNER HALLWAY

With travertine flooring, understairs storage cupboard and stairs to the first floor.

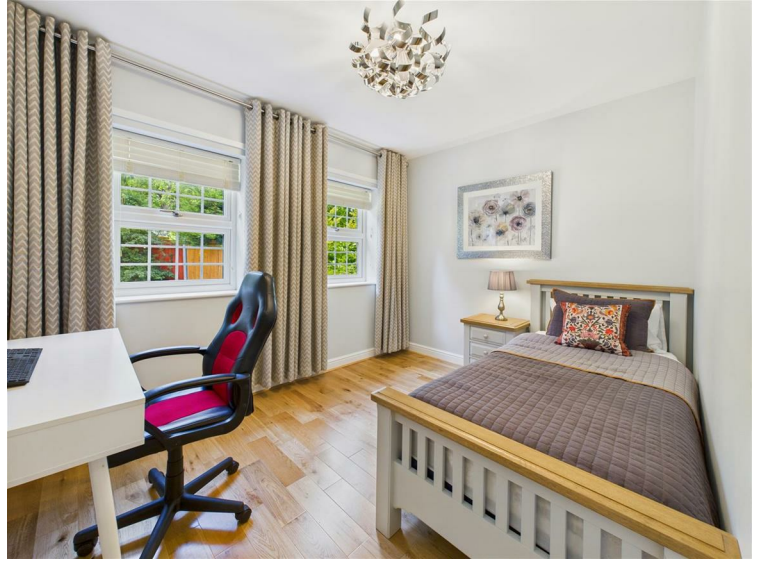
STUDY

With travertine flooring, a fitted desk unit to the corner and window to the side elevation.



BEDROOM 4

Two windows to the rear elevation.



CLOAKS/W.C.

With low-flush W.C. beneath window to side elevation, wash hand basin, travertine floor and tiled surround.



FIRST FLOOR

LANDING

Velux window in stairwell.



BEDROOM 1

With window to the front elevation and velux window to side.



EN-SUITE SHOWER ROOM

Incorporating a Villeroy and Boch low-flush W.C., wash-hand basin, shower enclosure, heated towel rail and tiled surround and flooring.



BEDROOM 2

Comprising two velux style windows.



BEDROOM 3/ DRESSING ROOM

With extensive fitted wardrobes and drawers and velux window.



BATHROOM

Fitted by Aquarius of Howden, comprising Villeroy & Boch wash-hand basin atop vanity unit, concealed-flush W.C., heated towel rail, bath and shower enclosure with tiled flooring and surround.



OUTSIDE

The property is set back from Swanland Road with access serving both Locks Lodge and Cleeve Lodge. The property itself is set behind an automated sliding gate with brick pillars which open to a gravel and block set forecourt providing excellent parking and access to the detached brick and pitched tiled roof garage. There is a lawn to the front with further lawn extending to the side and rear of the property complemented by a patio area.

SIDE VIEW



REAR VIEW



TENURE

Freehold

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.

AGENTS NOTE

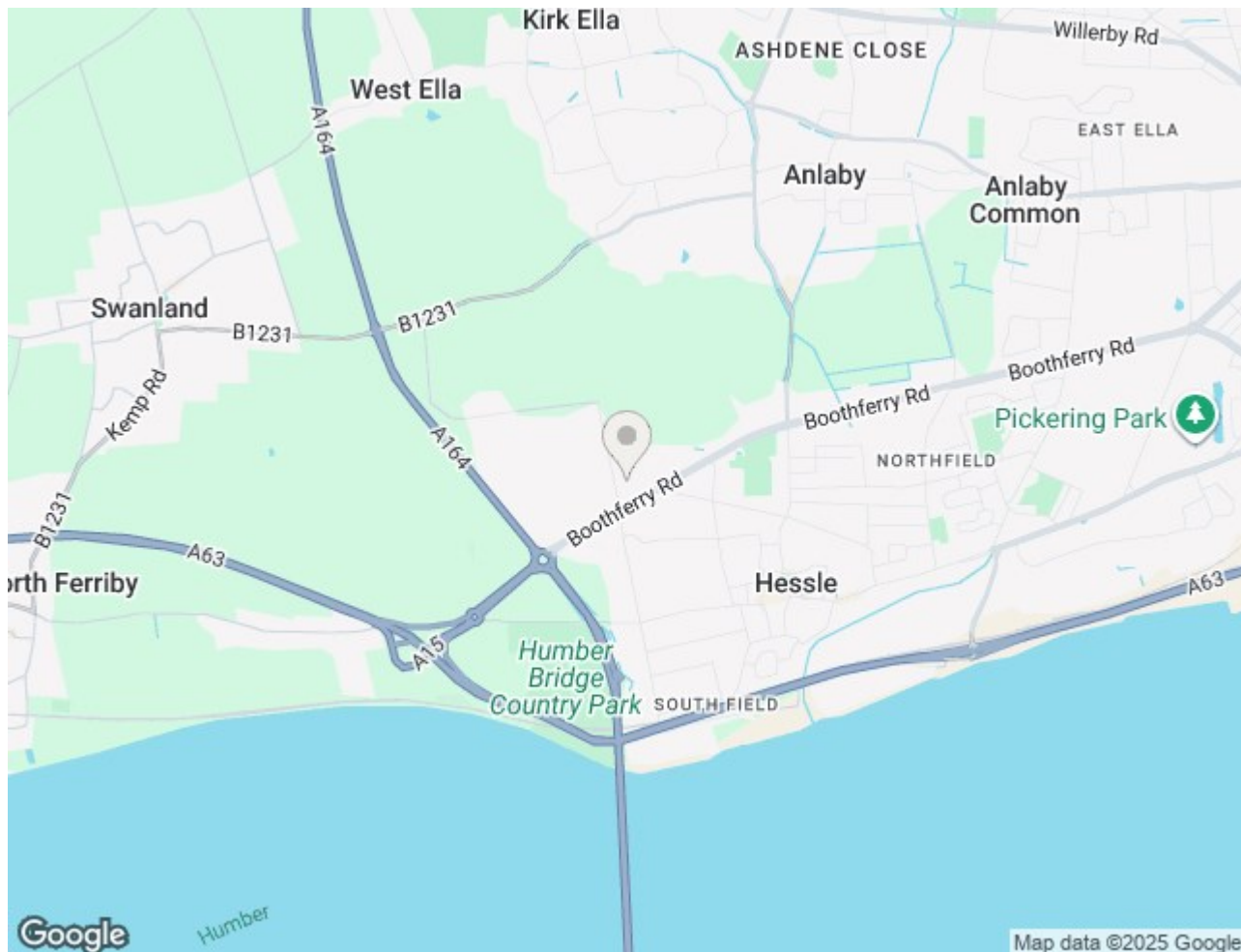
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

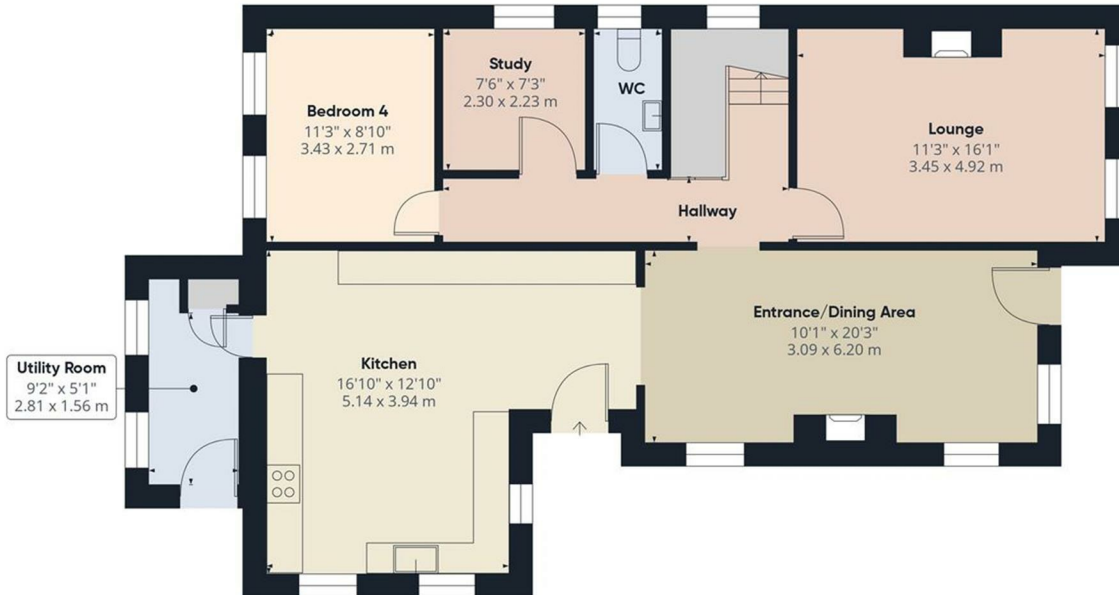
PHOTOGRAPH DISCLAIMER

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.





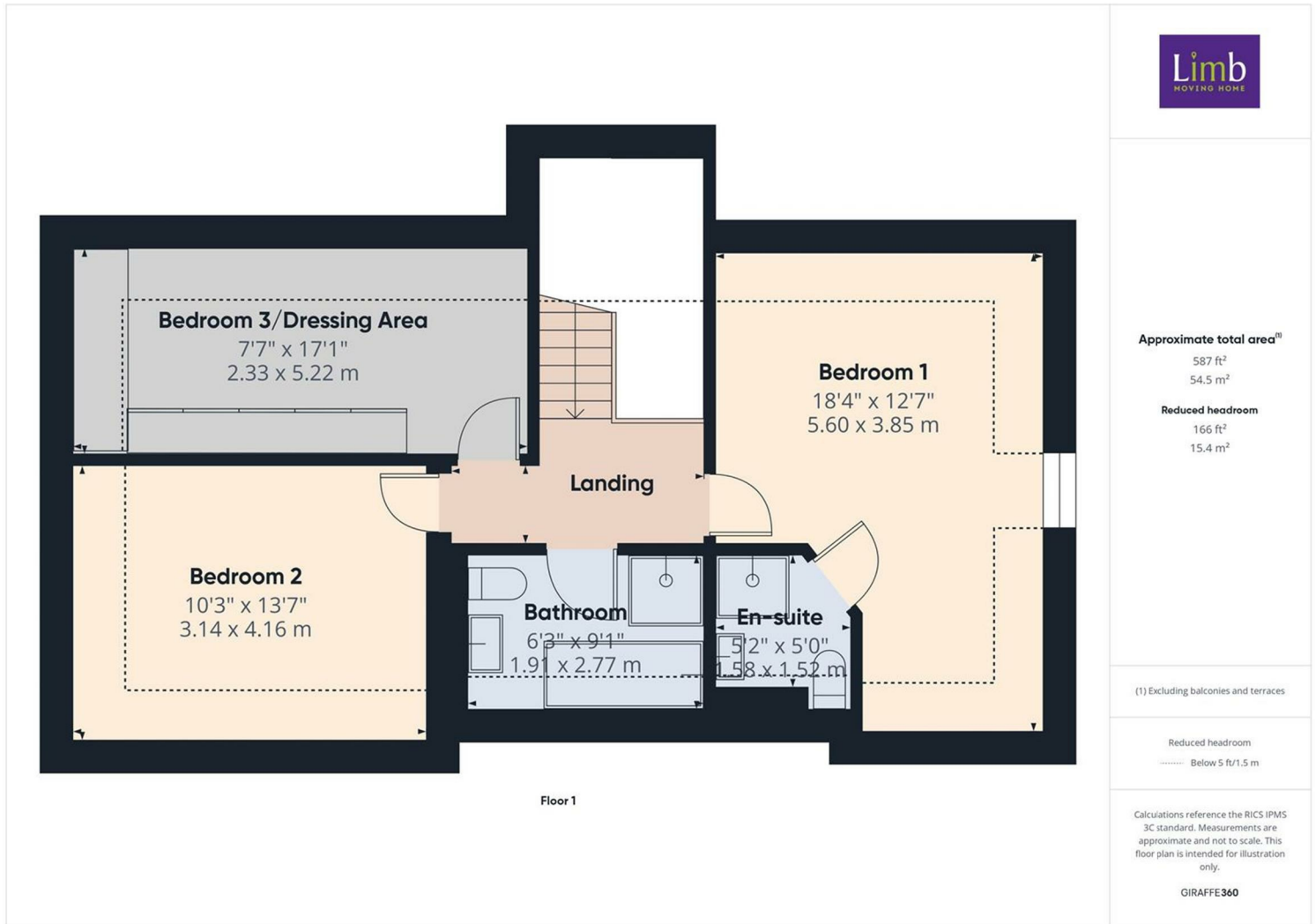
Floor 0

Approximate total area⁽¹⁾
997 ft²
92.6 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	79	
(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	