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**Limb**  
MOVING HOME



*23 Broad Avenue, Hessle, East Yorkshire, HU13 0FH*

- 📍 Modern Townhouse
- 📍 3/4 Bedrooms
- 📍 Open Plan Living Kitchen
- 📍 Council Tax Band = D
- 📍 Bathroom & En-Suite
- 📍 Garden, Garage & Parking
- 📍 No Onward Chain
- 📍 Freehold / EPC = B

**£240,000**

## INTRODUCTION

Offered for sale with the benefit of no onward chain, this modern townhouse provides spacious and versatile accommodation arranged over three floors. The ground floor opens into an entrance hallway leading to a cloakroom/W.C., a dedicated study, and an open-plan living kitchen featuring French doors that open out to the garden. The first floor accommodates a central landing, a bedroom with an en-suite shower room, and a separate lounge that could easily be utilised as a fourth bedroom if required. The second floor features two further double bedrooms and a modern family bathroom.

Externally, the property benefits from a lawned garden to the rear. Beyond the garden is a single garage with an allocated parking space, both accessed from the rear of the property. There is also an EV charging point.

## LOCATION

Broad Avenue is situated off Jenny Brough Lane, Hessle. Hessle is a vibrant and historic small town situated on the north bank of the Humber, famed for the iconic Humber Bridge. It offers an exceptional quality of life, celebrated for its unique character, bustling town square and parades together with the picturesque Hessle Foreshore. This close-knit community atmosphere blends perfectly with the array of amenities making this an ideal place to live.

The heart of the town, centred around "The Weir" and the Square, is home to an eclectic mix of independent boutiques, popular cafés, and traditional pubs together with many well-known brands/names. For broader shopping needs, the nearby Sainsbury's superstore and retail parks are easily accessible, while the Country Park and Foreshore are a perfect place for walking, cycling, and leisure.

The town is served by well-regarded primary schools, including Hessle All Saints and Penshurst Primary. Hessle High School and Sixth Form College offers secondary education while the proximity to independent schools such as Tranby School and Hymers College ensure diverse educational opportunities for all ages.

Hessle provides superb regional connectivity, acting as a primary gateway for the region. The town features its own railway station with frequent services to Hull, Doncaster, and Sheffield, as well as easy connections to London. Strategically located along the A63, it offers immediate access to Hull and the M62 corridor, while the Humber Bridge provides a direct link to North Lincolnshire and beyond including Humberside Airport.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5 miles
- Beverley (Historic Market Town): Approx. 9 miles
- York: Approx. 38 miles
- Leeds: Approx. 55 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

## ACCOMMODATION

Residential entrance door to:

## *ENTRANCE HALLWAY*

There is a storage cupboard situated off with plumbing for a washing machine. A staircase leads up to the first floor.



## *CLOAKS/W.C.*

With low flush W.C. and wash hand basin.



*STUDY*

Window to the front elevation.



*OPEN PLAN LIVING KITCHEN*



## *KITCHEN AREA*

Having a range of fitted base and wall units with laminate worktops, sink and drainer with shower style mixer tap, double oven, four ring gas hob with filter above. There is also a fridge/freezer and dishwasher.



## *LIVING AREA*

With French doors leading out to the rear garden.



## *FIRST FLOOR*

### *LANDING*

With staircase leading up to the second floor. Cylinder/Airing cupboard.

## LOUNGE/BEDROOM 4

With windows to the rear elevation.



## BEDROOM 1

With windows to the front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C.



## SECOND FLOOR

### LANDING

A loft hatch provides access to the boarded loft via a loft ladder.

### BEDROOM 2

With window to the rear elevation.



## BEDROOM 3

With window and Velux window to the front elevation.



## BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Heated towel rail and half tiling to walls.



## OUTSIDE

There is a small gravelled area to the front and a path leads to the side and gate providing access to the rear garden. The rear garden is mainly lawned with a fenced boundary and there is also a garden shed. There is a garage with parking space and EV charging point accessed off Barthworth Way.



### *REAR VIEW*



### *HEATING*

The property has the benefit of gas central heating.

### *GLAZING*

The property has the benefit of uPVC double glazing.

### *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. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.

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 be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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 sales 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 often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

## PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

## 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.









