

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF
T: 01482 669982 F: 01482 669984
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



9 Carter Drive, Hessle, East Yorkshire, HU13 9AH

- 📍 Stylishly Presented
- 📍 Fantastic Dining Kitchen
- 📍 Three Bedrooms
- 📍 Council Tax Band = C
- 📍 Two Parking Spaces
- 📍 Low Maintenance Garden
- 📍 Viewing Essential!
- 📍 Freehold / EPC = B

£199,950

INTRODUCTION

Viewing is essential of this deceptive end of terrace house offering excellent accommodation complemented by designated parking and a low maintenance rear garden. Stylishly presented, the accommodation has the benefit of gas central heating, uPVC double glazing and briefly comprises an entrance hallway, lounge, fantastic dining kitchen with appliances and a utility room. Upon the first floor are three bedrooms and a contemporary bathroom with shower facility.

To the front of the property there is parking for two cars. The enclosed rear garden enjoys a westerly aspect and is laid out for ease of maintenance with a patio area, artificial lawn and fencing to the boundary.

LOCATION

Carter Drive is a small modern residential development situated off Boothferry Road in Hessle. 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

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading to the first floor.

LOUNGE

13'4" x 11'2" approx (4.06m x 3.40m approx)

With useful understairs cupboard and window to front.



CLOAKS/W.C.

With suite comprising a low flush W.C. and wash hand basin. Window to side.

DINING KITCHEN

14'4" x 10'9" approx (4.37m x 3.28m approx)

Lovely space situated to the rear of the property with double doors opening out to the rear garden. The kitchen has a contemporary range of fitted base and wall units with complementing worksurfaces and upstands, ceramic sink and drainer, tiled splashbacks, integrated appliances include a double oven, induction hob, fridge/freezer and a dishwasher.



UTILITY

With fitted units, plumbing for a washing machine and space for tumble dryer.

FIRST FLOOR

LANDING

With large storage cupboard.

BEDROOM 1

11'3" x 10'8" approx (3.43m x 3.25m approx)

Measurements up to built in wardrobes. Airing cupboard. Window to front.



BEDROOM 2

10'2" x 7'8" approx (3.10m x 2.34m approx)

Window to rear.



BEDROOM 3

10'2" x 6'6" approx (3.10m x 1.98m approx)
Window to rear.



BATHROOM

With modern suite comprising a bath with shower over and screen, pedestal wash hand basin and low flush W.C. Tiled floor, inset spot lights and window to side.



OUTSIDE

To the front of the property there is parking for two cars. The enclosed rear garden enjoys a westerly aspect and is laid out for ease of maintenance with a patio area, artificial lawn and fencing to the boundary.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

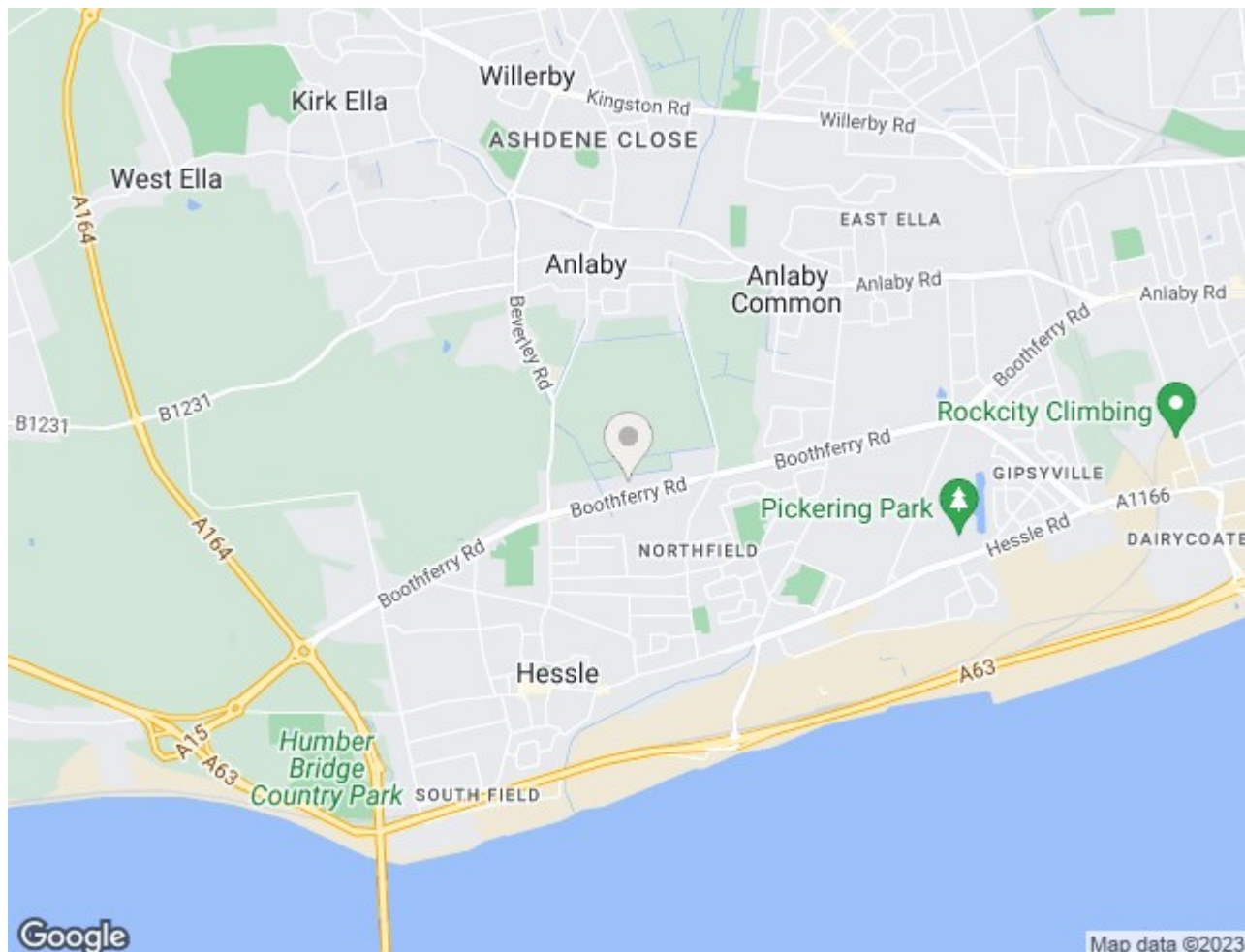
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

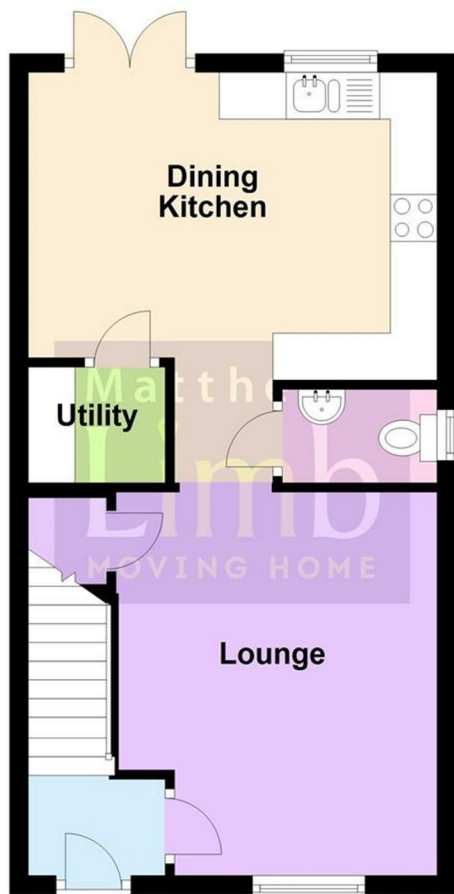
VALUATION SERVICE

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.



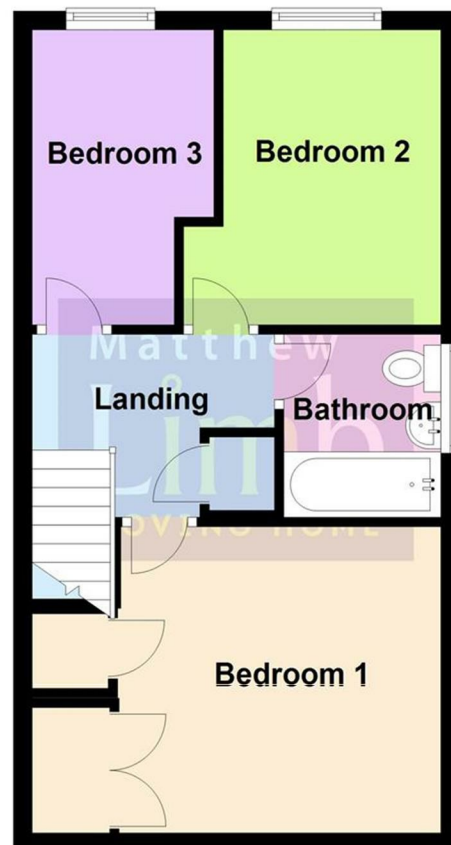
Ground Floor

Approx. 37.4 sq. metres (402.9 sq. feet)




First Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



Total area: approx. 74.9 sq. metres (805.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	