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Matthew  
**Limb**  
MOVING HOME



*Tudor Croft Woodfield Lane, Hessle, East Yorkshire, HU13 0ES*

- 📍 Outstanding Residence
- 📍 Versatile Layout
- 📍 Approx. 3,800sq. feet
- 📍 Council Tax Band = G

- 📍 Upto 6 Bedrooms
- 📍 Beautiful Gardens
- 📍 Part Exchange Considered
- 📍 Freehold/EPC = C

**£799,950**

## INTRODUCTION

Tudor Croft is a fabulous detached residence full of possibilities. Standing in an established plot of around 0.4 acre within a highly desirable and leafy location, the property provides an extensive range of accommodation covering approximately 3,800 sq. feet across 3 floors, as depicted on the attached floorplan. Ideal as a wonderful family home and ready to move straight into, due to the extent of the accommodation and the layout, it would also be perfectly suited for those looking for multi generational living, "work from home" space or letting rooms/air bnb potential, especially as there are two separate entrances to the front. A particular feature is the beautiful rear garden which has been thoughtfully and lovingly developed over the years to provide many areas of interest including an extensive terrace, ornamental pond and lawn which has created many areas to relax or entertain in. The extensive range of accommodation provides great flexibility of use and the heart of the house is an outstanding open plan contemporary kitchen/living/dining space which has a wall of sliding glazed doors opening out to the garden. There are 3 reception rooms and a ground floor bedroom suite plus a utility room and cloak/W.C.. Upon the first floor are 4 bedrooms, 2 en-suites and both a separate shower room and bathroom. The landing is split by lockable concertina doors which could create two distinct sides to the house. Upon the second floor is a large bedroom and a further shower room. The accommodation features quality joinery work and a high specification together with the benefit of uPVC framed double glazing and gas fired central heating to radiators via a recently installed Worcester boiler. Outside, good parking is available to the block set forecourt and double gates open to Woodfield Lane. The garage is tandem in length and has an up and over remotely operated door. In all, a truly individual and highly desirable property of which early viewing is strongly recommended.

## PART EXCHANGE CONSIDERED

The seller may consider exchanging this property for your existing home if it is of a lesser value with the appropriate cash difference to be paid.

## LOCATION

The property stands on the eastern side of Woodfield Lane, close to its junction with Ferriby Road and forms part of Hessle conservation area which comprises many fine homes of distinction. This established and exclusive setting is ideally placed for wide range of amenities, many of which are located in the nearby Hessle Square and The Weir. There has been a recent growth in restaurants, delicatessens and many other niche traders making Hessle a very desirable place to live. Situated approximately 5 miles to the west of Hull City Centre on the banks of the River Humber, Hessle benefits from rail links with its own railway station, regular bus service and immediate access to the Clive Sullivan dual carriageway leading into Hull or the national motorway network to the west. The iconic Humber Bridge is situated nearby providing easy access to North Lincolnshire and Humberside airport. Schooling for all ages, public and private, is available locally in addition to many recreational facilities including the nearby country park.

## ACCOMMODATION

Recessed storm porch provides access to the residential front door opening to:

### ENTRANCE HALL

19'6" x 8'7" approx (5.94m x 2.62m approx)

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



### LIVING ROOM

32'6" x 11'10" approx (9.91m x 3.61m approx)

A superb room has as its focal point a chimney breast housing a contemporary log effect remote controlled fire. The room is accessed from either the hallway or the kitchen and itself has concertina doors with gothic style detailing opening through to the conservatory.



### CONSERVATORY

15'3" x 11'9" approx (4.65m x 3.58m approx)

Providing some fabulous views across the rear garden and access out to the terrace.



### *DAY ROOM/STUDY*

11'9" x 11'3" approx (3.58m x 3.43m approx)  
With window to front elevation.

### *KITCHEN/LIVING/DINING ROOM*

26'0" x 21'4" approx (7.92m x 6.50m approx)  
This simply stunning open plan contemporary space has a wall of quality sliding glazed doors providing views and access to the beautiful garden beyond. There is also a large ceiling lantern allowing light to flood in. There is plenty of space for settees and a dining suite together with the kitchen. The extensively fitted kitchen comprises a floor to ceiling units, floor and wall units together with a matching grand island complete with breakfast bar return. A host of appliances include twin Neff ovens, Neff steam oven and warming drawer, Neff induction hob with Fabab designer extractor above with programable LED lighting. There is also a Cople wine chiller, and Siemens dishwasher plus a one and half sink and drainer.





*LIVING AREA*



### *UTILITY ROOM*

13'0" x 6'5" approx (3.96m x 1.96m approx)

With extensive range of fitted units, sink and drainer, plumbing for automatic washing machine and a housing for a fridge/freezer. Internal door through to the garage.

### *W.C.*

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

### *BEDROOM 6*

12'8" x 13'1" approx (3.86m x 3.99m approx)

With bay window to front elevation.

### *EN-SUITE SHOWER ROOM*

With shower cubicle, low level W.C. and wash hand basin.

### *SIDE ENTRANCE LOBBY*

Adjacent to the bedroom is a further entrance hall with an entrance door from the front of the property. This entranceway has a staircase leading up to the first floor.

### *FIRST FLOOR*

## LANDING

A spacious landing with window to front elevation. Concertina doors open to the secondary landing where bedroom 2 and 3, a bathroom and kitchenette are to be found.



### *BEDROOM 1*

21'3" x 11'10" approx (6.48m x 3.61m approx)  
With two windows overlooking the rear garden.



### *EN-SUITE SHOWER ROOM*

11'11" x 8'0" approx (3.63m x 2.44m approx)  
Fully tiled, this stunning en-suite comprises a W.C., renaissance style cabinet with marble top and twin inset wash hand basins, large "walk in" shower area, heated towel rail.





### *BEDROOM 4*

13'0" x 12'0" approx (3.96m x 3.66m approx)  
Window to front elevation.



### *SHOWER ROOM*

With large shower cubicle, low level W.C. and wash hand basin, heated towel rail.



### *SECONDARY LANDING*

Situated of the main landing but accessed via a concertina door which is also lockable. There is also a separate staircase access leading up from the ground floor. A further staircase leads up to the second floor where bedroom 5 is situated.

## BEDROOM 2

24'2" x 10'7" approx (7.37m x 3.23m approx)

A stunning room with window to front elevation and double doors with a Juliet style balcony to the rear. There is an attractive oak floor.



## EN-SUITE SHOWER ROOM

With shower cubicle, low level W.C. and wash hand basin.



### *BEDROOM 3*

13'1" x 10'10" approx (3.99m x 3.30m approx)  
Window to front elevation.



### *BATHROOM*

9'7" x 7'0" approx (2.92m x 2.13m approx)  
Having a period style suite comprising a freestanding claw footed bath, high flush W.C. and wash hand basin on a cast stand.



### *KITCHENETTE*

13'1" x 6'9" approx (3.99m x 2.06m approx)  
With fitted units, sink and drainer, tiled surround.



### *SECOND FLOOR*

## LANDING

With cupboard situated off housing the pressurised water system and recently installed Worcester gas fired central heating boiler.

## BEDROOM 5

23'9" x 15'4" approx (7.24m x 4.67m approx)

A room with plenty of possibilities as either a bedroom, playroom, cinema room etc.. Two Velux windows to rear.



## SHOWER ROOM

With low level W.C., wash hand basin and shower cubicle.



## OUTSIDE

Double gates open up to a large block set forecourt which provides parking for several vehicles and mature borders allow seclusion. There is an integral garage to the property which measure approximately 24'0" x 10'0" and has an electrically operated remote up and over entrance door. The garage has an internal door through to the utility room and an external door to the rear garden.

The rear garden is a simply stunning place to enjoy. An extensive paved terrace lies directly to the rear of the house and leads around the ornamental pond which has beautiful flora and fauna to its borders. There are many areas of interest in the garden including a further large decked patio which has a ornamental grand pergola over. There is also a large summerhouse/games room which measures approximately 19'2" x 11'7" and could be used for a variety of purposes. A flat lawned garden lies towards the far end of the property and is ideal for games or entertaining.





### DECKED PATIO



### REAR VIEW



### TENURE

Freehold

### SERVICES

Mains water, electricity, gas and mains drainage are connected to the property.

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators via a recently installed Worcester boiler.

### DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing.

### COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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. Please note that the commemorative moth and toad situated in the rear garden pictures are not included.

## *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*

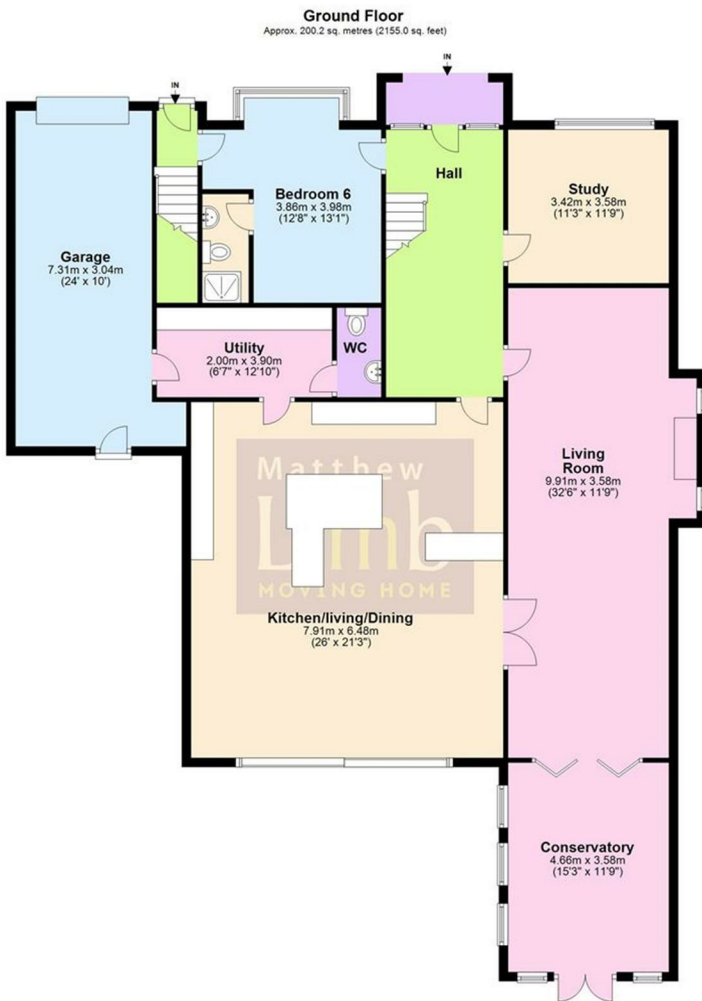
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *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.







Total area: approx. 387.8 sq. metres (4174.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	