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Matthew  
**Limb**  
MOVING HOME



*9 Holly Drive, Hessle, East Yorkshire, HU13 0QP*

- 📍 Modern Detached House
- 📍 Sought After Position
- 📍 3 Bed/2 Baths
- 📍 Council Tax Band = D

- 📍 Spacious Lounge
- 📍 Attractive Rear Garden
- 📍 Side Drive & Garage
- 📍 Freehold/EPC = B

**£279,950**

## INTRODUCTION

This superb modern detached house stands in a highly desirable position, which looks across an open green space, close to the entrance to Holly Drive. The property has the benefit of a high specification and stands in a good sized plot with an attractive rear garden which includes a large paved terrace plus lawn beyond. The accommodation has gas fired central heating and uPVC double glazing installed and is depicted on the attached floorplan. The ground floor briefly comprises a spacious hallway, downstairs cloaks/W.C., large lounge and a dining kitchen runs across the rear of the house with double doors leading out to the garden. Upon the first floor are 3 good sized bedrooms, en-suite shower room and a separate family bathroom. A side drive provides parking and leads to the garage. In all, a lovely home of which early viewing is strongly recommended.



## LOCATION

Holly Drive forms part of an exciting recent development situated off Boothferry Road, close to its junction with Swanland Road, and with in easy reach of the Humber Bridge and the A63. 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 bars, designer boutiques, hair and beauty salons, takeaways, and delicatessen. Further amenities are located around Hessle Square including a supermarket, chemist, newsagent, bank, gift shop and health centre. Local schools include Hessle All Saints and Penshurst with secondary schooling provided by Hessle High school upon Heads Lane. Hessle has its own mainline railway station which leads 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 HALL

A spacious hallway with an attractive tiled floor. A staircase leads up to the first floor with contemporary balustrade.



### CLOAKS/W.C.

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

### LOUNGE

14'2" x 12'3" approx (4.32m x 3.73m approx)  
Having decorative panelling to one wall, Window to front elevation.



### DINING KITCHEN

20'3" x 8'10" approx (6.17m x 2.69m approx)  
Having an attractive range of fitted base and wall mounted units with work surfaces, integrated oven, 4 ring hob, filter hood above, fridge/freezer, dishwasher and plumbing for automatic washing machine. Window and double doors to the rear.



### FIRST FLOOR

## *LANDING*

Cupboard to corner.

## *BEDROOM 1*

11'6" x 10'2" approx (3.51m x 3.10m approx)  
With window to rear elevation.



## *EN-SUITE SHOWER ROOM*

A stylish en-suite comprising a large shower cubicle, low level W.C. and wash hand basin, tiled surround and flooring.



### *BEDROOM 2*

12'1" x 11'8" approx (3.68m x 3.56m approx)  
Window to front elevation.



### *BEDROOM 3*

8'5" x 7'0" approx (2.57m x 2.13m approx)  
Window to front elevation, cupboard to corner.



### *BATHROOM*

With suite comprising concealed flush W.C., wash hand basin and panelled bath with shower over and screen.



## OUTSIDE

A lawned garden extends to the front and a side drive provides parking and access to the single garage. Directly to the rear of the house lies a paved patio area with lawn beyond and attractive borders.



## REAR VIEW OF PROPERTY



*VIEW TO FRONT*



*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*

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

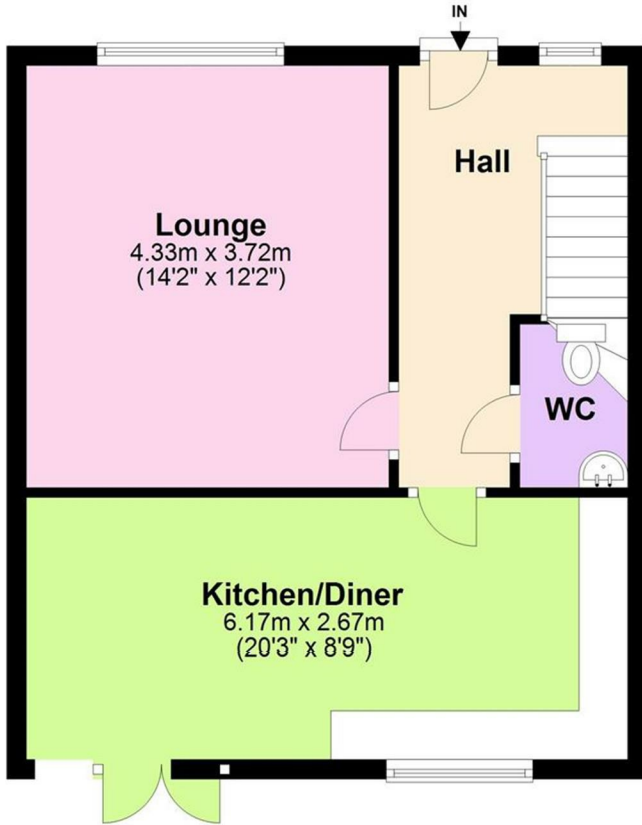
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





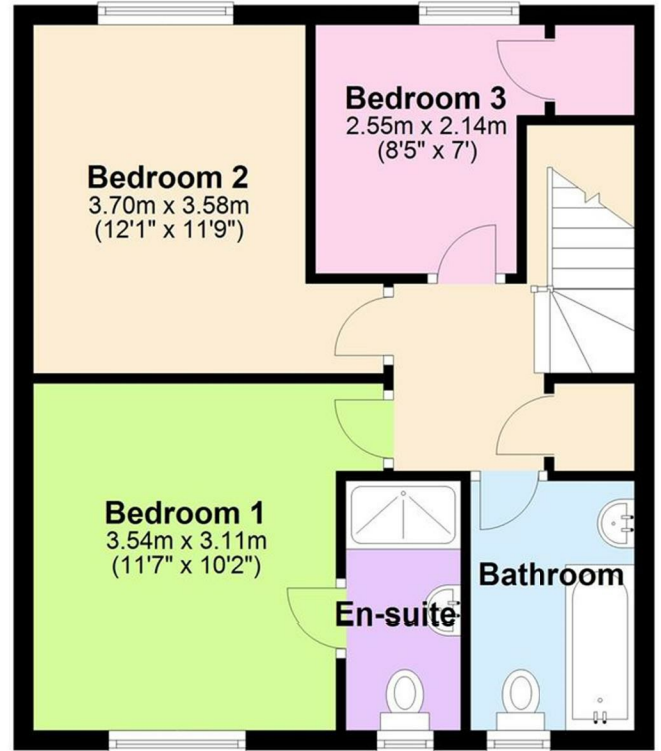
### Ground Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



### First Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



Total area: approx. 88.3 sq. metres (950.9 sq. feet)

