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Limb
MOVING HOME



28 The Willows, Hessle, East Yorkshire, HU13 0NY

- 📍 Detached Bungalow
- 📍 Two Bedrooms
- 📍 Modern Kitchen
- 📍 Council Tax Band = C

- 📍 Spacious Lounge
- 📍 Garden with Open Views
- 📍 Side Drive & Garage
- 📍 Freehold / EPC = D

£235,000

INTRODUCTION

Occupying a lovely position within a quiet cul-de-sac with open space to the rear is this well presented detached bungalow offered for sale with no onward chain. The property. The accommodation, depicted on the attached floorplan, briefly comprises an entrance hall with cylinder/airing cupboard, modern fitted kitchen with appliances, spacious lounge, two bedrooms, the main bedroom having fitted furniture plus there is a bathroom with shower facility.

A garden extends to the front and a side drive provides excellent parking and leads onwards to the single garage. The rear garden enjoys an open aspect to the rear and is mainly lawned with patio areas.

LOCATION

The Willows is a cul-de-sac situated off Boothferry Road, Hessle, close to the junction with Darley's roundabout. 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 cylinder/airing cupboard and loft access hatch.

KITCHEN

10'2" x 7'6" approx (3.10m x 2.29m approx)

Having a range of modern fitted base and wall units with laminate worksurfaces, one and a half bowl sink and drainer with mixer tap, oven, four ring gas hob with filter hood above. Space for additional appliances. Windows to front and side elevation.



LOUNGE

17'0"xx11'9"(max) approx (5.18mxx3.58m(max) approx)
With may window to front.



BEDROOM 1

12'8" x 9'9" approx (3.86m x 2.97m approx)
Measurements into fitted wardrobes. Window to rear.



BEDROOM 2

9'6" x 9'1" approx (2.90m x 2.77m approx)
With patio doors leading to the rear garden.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Window to side.



OUTSIDE

A garden extends to the front and a side drive provides excellent parking and leads onwards to the single garage. The rear garden enjoys an open aspect to the rear and is mainly lawned with patio areas.



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

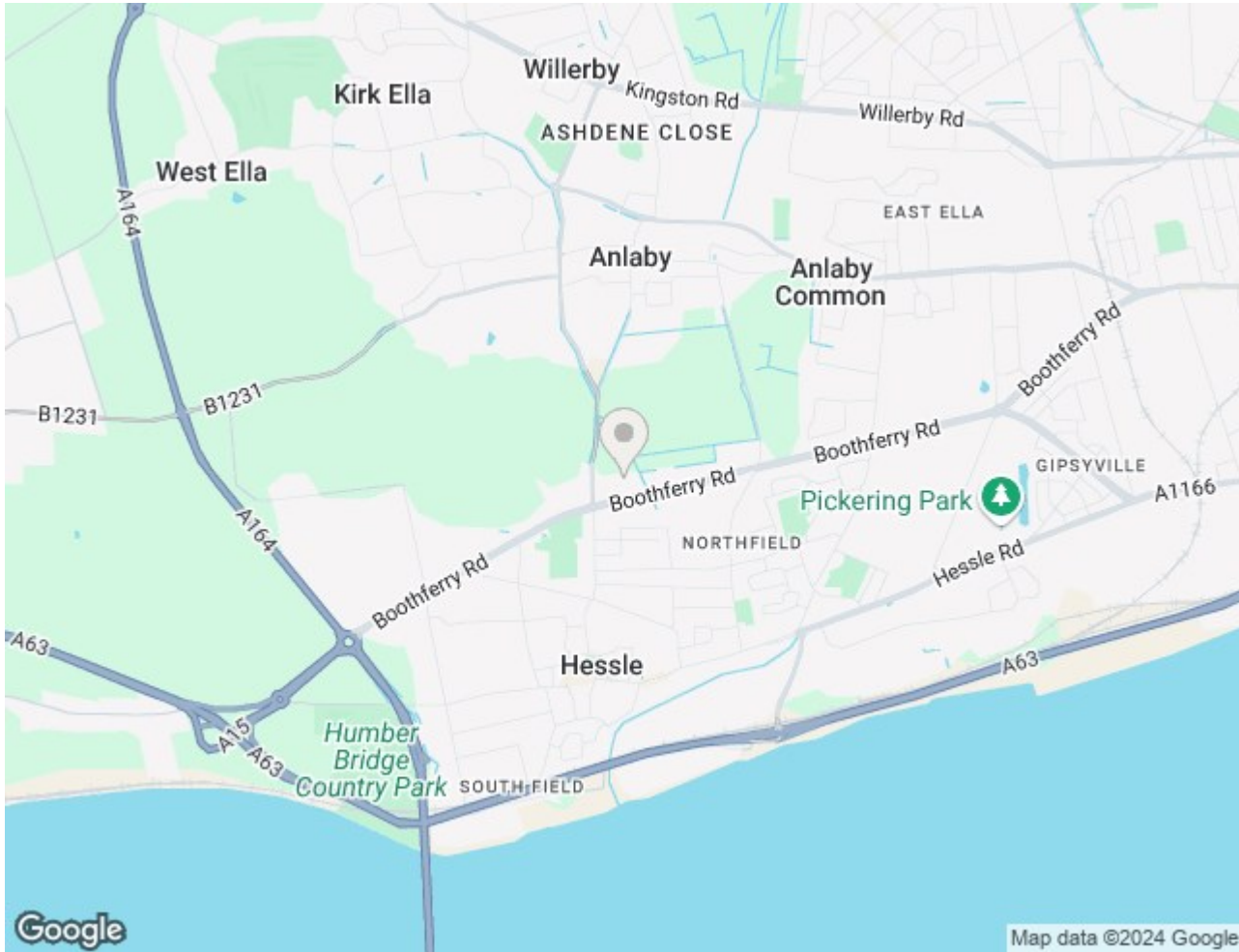
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 56.4 sq. metres (607.1 sq. feet)



Total area: approx. 56.4 sq. metres (607.1 sq. feet)

