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Matthew  
**Limb**  
MOVING HOME



*2 Paddock Garth, Hessle, East Yorkshire, HU13 0FY*

- Offers between £225,000 - £235,000
- Three Good Sized Bedrooms
- Dining Kitchen
- Council Tax Band = C
- Spacious Lounge
- Rear Garden
- Designated Parking
- Freehold / EPC = B

**£225,000**

## INTRODUCTION

Inviting Offers between £225,000 and £235,000. Viewing is a must of this immaculately presented modern end of terrace home, built in recent times by Messrs. Beal Homes. Forming part of the Pilgrim's Walk development, the property is ideally positioned with great transport links, a vibrant town centre and access to good schooling, The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, spacious lounge, cloaks/W.C. and a dining kitchen with contemporary fittings and bi-fold doors opening out to the rear garden. Upon the first floor are three good sized bedrooms and a modern bathroom with shower facility. Chain break available - Enquire for details.

There is designated parking for two cars to the front and a lawned garden extends to the rear.

## LOCATION

Paddock Garth forms part of the Pilgrim's Walk development located off Boothferry Road 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

17'6" x 11'0" approx (5.33m x 3.35m approx)

Window to front elevation. Understairs storage cupboard.



### *DINING KITCHEN*

15'0" x 11'0" approx (4.57m x 3.35m approx)

Situated to the rear of the property with bi-folding doors opening out to the garden. The kitchen has a range of contemporary base and wall units with complementing worksurfaces, one and a half sink and drainer with mixer tap, oven, four ring gas hob with filter hood above. There is ample space for a dining table and chairs.



### *CLOAKS/W.C.*

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

### *FIRST FLOOR*

### *LANDING*

### *BEDROOM 1*

12'11" x 9'11" approx (3.94m x 3.02m approx)  
Measurements up to fitted wardrobes. Window to rear.



### *BEDROOM 2*

11'10" x 7'5" approx (3.61m x 2.26m approx)  
Window to front elevation.



### *BEDROOM 3*

8'1" x 7'3" approx (2.46m x 2.21m approx)  
Window to front elevation.



### *BATHROOM*

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Part tiling to wall, tiled floor, heated towel rail and inset spot lights.



### *OUTSIDE*

There is designated parking for two cars to the front and a lawned garden extends to the rear.



### *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.

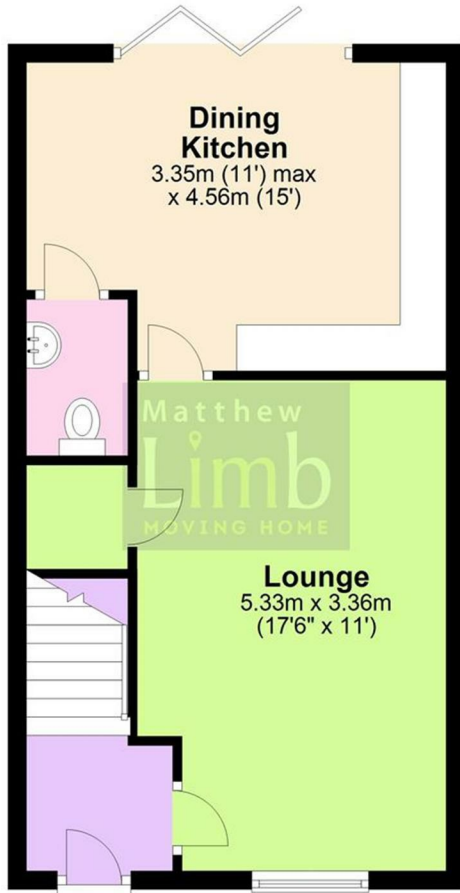
### VALUATION SERVICE

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. 40.1 sq. metres (431.6 sq. feet)



### First Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



Total area: approx. 80.1 sq. metres (861.9 sq. feet)

