

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*Flat 24a Northfield Avenue, Hessle, East Yorkshire, HU13 9DJ*

- 📍 Ground Floor Flat
- 📍 Living Kitchen
- 📍 Off-street Parking
- 📍 Council Tax Band = A

- 📍 Double Bedroom
- 📍 South-West Garden
- 📍 Suits Investor/FTB
- 📍 Leasehold/EPC = E

**£75,000**

## INTRODUCTION

We are delighted to offer this bay-fronted ground floor flat in this convenient location close to Hesse's range of amenities. Offered with no chain involved and immediate vacant possession, the flat is presented in move-in condition. Ideal for an investor or first time buyer, the property comprises a living kitchen with modern fitted units, a double bedroom overlooking the rear garden and a modern bathroom with shower facility. Electric heating and hot water with uPVC double glazed windows. There is an established garden to the front with south-westerly facing rear garden and dedicated parking space.



## LOCATION

The property is located along Northfield Avenue which is accessed off Beverley Road. Hesse is a vibrant west Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, designer boutiques, hair and beauty salons, delicatessen and newsagents. Further amenities are located around Hesse Square including a supermarket, chemist, bank and health centre. Hesse has its own mainline railway station which links to Hull, Doncaster, Leeds, Sheffield, Brough and London Kings Cross. Convenient access can be gained to the iconic Humber Bridge and the A63 leads into Hull city centre to the east or the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALLWAY

With electric heater, laminate flooring and useful storage cupboard housing electric hot water heater.

## LIVING KITCHEN

13'6 into bay x 12'3 (4.11m into bay x 3.73m)

With uPVC double glazed bay window to the front elevation and uPVC double glazed window to the side, with a range of white gloss fitted floor and wall units, laminate work surfaces, tiled splashbacks, sink unit with mixer tap, electric cooker, plumbing for washing machine (included?), extractor fan, TV point and laminate flooring.



## DOUBLE BEDROOM

12'3 x 7'8 (3.73m x 2.34m)

With built-in storage cupboard, electric heater, laminate flooring and uPVC double glazed window overlooking the rear garden.



## BATHROOM

With a modern three piece suite comprising bath with mixer tap and electric shower over, pedestal wash hand basin and low flush WC, heated towel rail, feature flooring and uPVC double glazed window.



## OUTSIDE

To the front of the property, there is a boundary wall with established garden and pathway leading to the side of the property and onwards to the rear garden.

Enjoying a south-westerly facing aspect, the enclosed shared rear garden has fenced boundaries and a variety of mature shrubs and trees. There is a pedestrian gate leading to a designated parking space with access via the rear tenfoot.





## TENURE

Leasehold - Lease term of 999 years which started in 1993.

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. 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

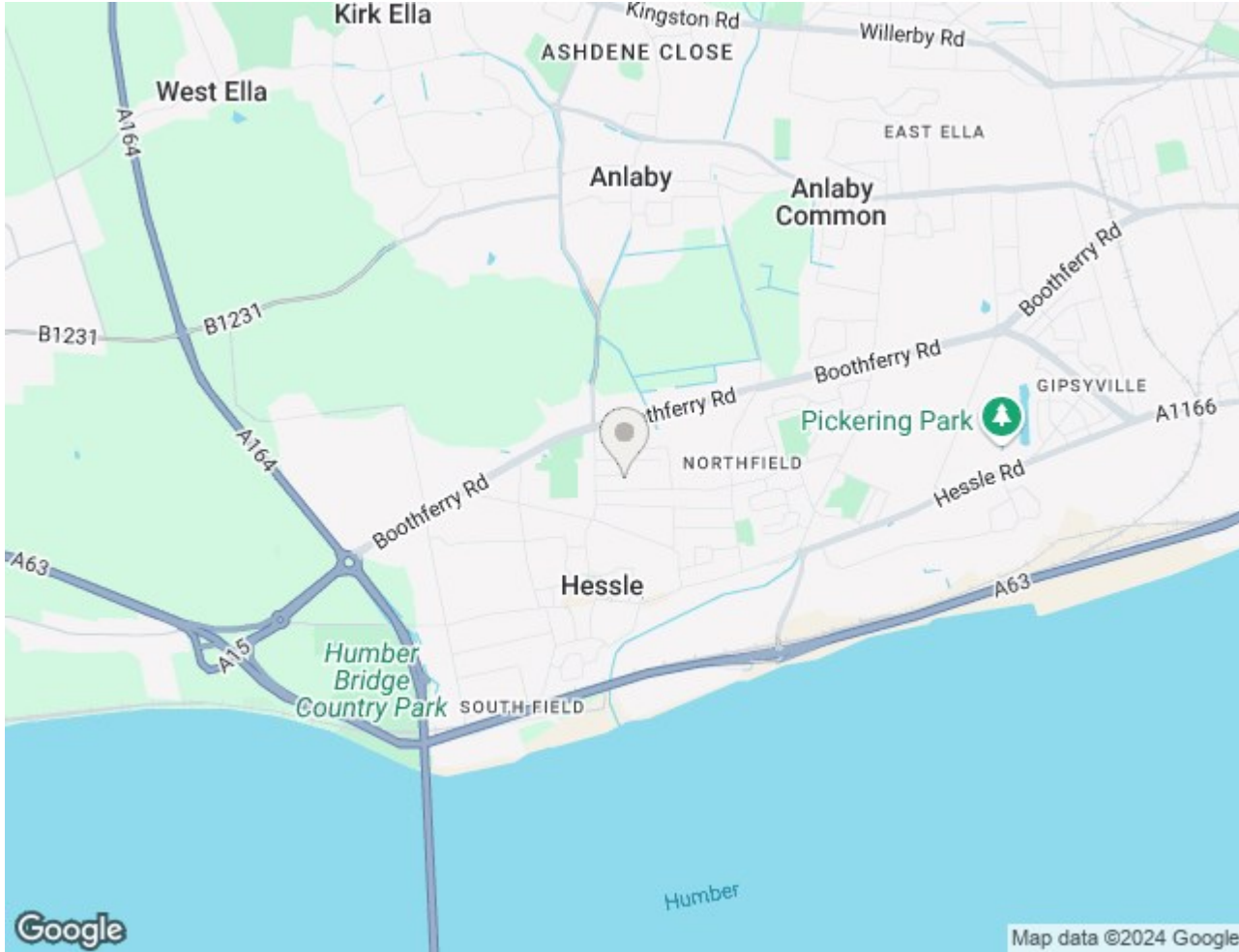
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 36.9 sq. metres (396.9 sq. feet)



Total area: approx. 36.9 sq. metres (396.9 sq. feet)

