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Matthew
Limb
MOVING HOME



Plot 6, 15 Chambers Avenue, Hessle, East Yorkshire, HU13 0GB

- 📍 'The Thornton'
- 📍 Fabulous Showhome!
- 📍 Four Beds/Two Baths
- 📍 Council Tax Band = E (Estimated)
- 📍 Upgrades Worth Over £25,000
- 📍 Superb Living Kitchen
- 📍 Drive & Double Garage
- 📍 Freehold / EPC = B

£399,995

INTRODUCTION

The Thornton is a fabulous detached family home forming part of the attractive Pilgrim's Walk development from renowned builders Beal Homes. Plot 6 is a superb show-home and enjoys an array of upgrades worth over £25,000 including Silestone worktops, built in wardrobes and a fantastic landscaped rear garden. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, cloaks/W.C., spacious lounge and a stunning open plan kitchen with bi-folding doors opening out to the garden. Upon the first floor is a spacious landing plus four bedrooms, en-suite shower room and family bathroom.

Outside there is a driveway providing excellent off street parking, double garage and walled garden.

LOCATION

The property forms part of the Pilgrim's Walk development by Beal Homes situated 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

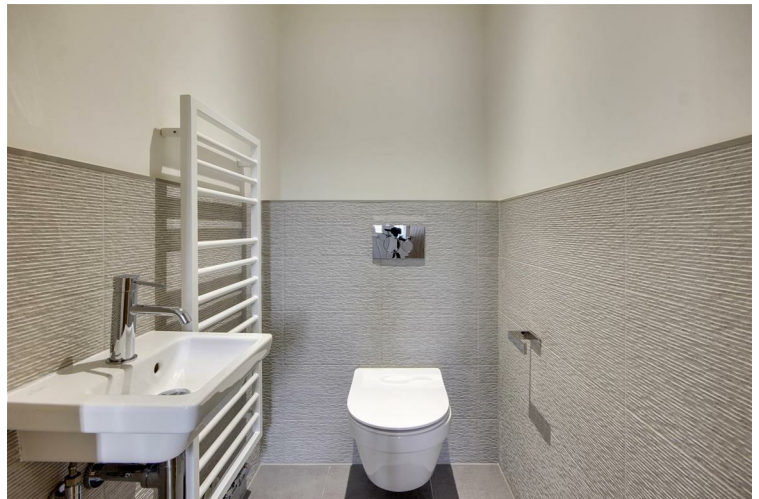
Residential entrance door to:

ENTRANCE HALL

With Karndean flooring and staircase leading up to the first floor.

CLOAKS/W.C.

With suite comprising a low flush W.C. and wash hand basin. Heated towel rail, half tiling to walls, tiled floor.



LOUNGE

20'9" x 11'3" approx (6.32m x 3.43m approx)

Enjoying a dual aspect with bay window to side and window to the front elevation.



OPEN PLAN LIVING KITCHEN

20'9" x 16'6" approx (6.32m x 5.03m approx)

Measurements to extremes.

Stunning space with bi-folding doors leading out to the landscaped rear garden.



KITCHEN AREA

Having a range of contemporary dual tone fitted base and wall units with Silestone worksurfaces, under counter ceramic one and a half bowl sink plus a host of integrated appliances including an oven, microwave oven, induction hob with extractor above, fridge/freezer and dishwasher.



DINING AREA

With window to side.



LIVING AREA



UTILITY

With fitted units, washing machine and tumble dryer. External access door to side.



FIRST FLOOR

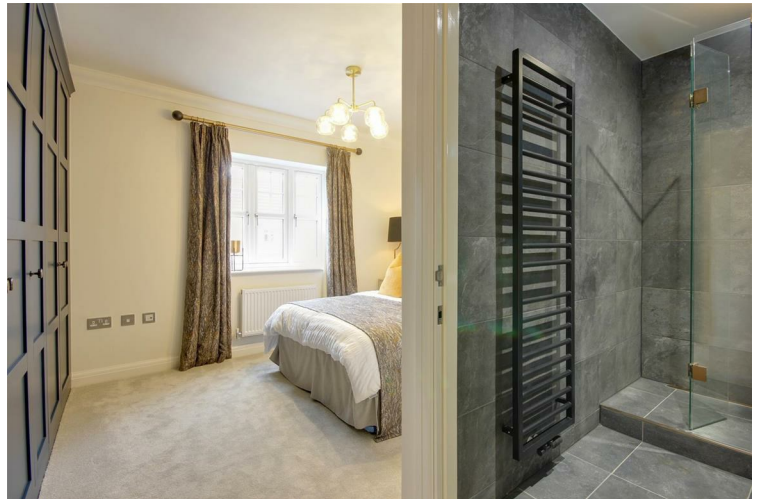
LANDING

Spacious area with storage cupboard and window to rear.



BEDROOM 1

13'6" x 8'6" approx (4.11m x 2.59m approx)
With fitted wardrobes and window to front.



EN-SUITE SHOWER ROOM

With luxurious suite comprising a walk in shower, wash hand basin and low flush W.C. Heated towel rail, tiling to walls and floor and inset spot lights.



BEDROOM 2

12'1" x 8'7" approx (3.68m x 2.62m approx)
With windows to front and side elevations.



BEDROOM 3

11'10" x 8'4" approx (3.61m x 2.54m approx)
With windows to front and side elevations.



BEDROOM 4

8'5" x 7'10" approx (2.57m x 2.39m approx)
With window to front elevation.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Heated towel rail, part tiling to walls, tiled floor, inset spot lights and window to rear.



OUTSIDE

There is a driveway providing excellent off street parking and leading onwards to the detached double garage. The beautifully landscaped rear garden is lawned with attractive shrubbery and a patio area.



DRIVE & GARAGE



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E (estimated). 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. 64.2 SQ. METRES (690.7 SQ. FEET)



FIRST FLOOR

APPROX. 58.4 SQ. METRES (628.8 SQ. FEET)



TOTAL AREA: APPROX. 122.6 SQ. METRES (1319.5 SQ. FEET)
PLOT 6 PILGRIMS WALK, HESSLE

