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**Limb**  
MOVING HOME



*9 Cliff Top Lane, Woodfield Lane, Hessle, East Yorkshire, HU13 0EP*

- 📍 Desirable Detached Bungalow
- 📍 Attractive Location
- 📍 Three Double Bedrooms
- 📍 Four Reception Rooms
- 📍 Delightful Westerly Garden
- 📍 Two Double Garages
- 📍 Council Tax Band - G
- 📍 Freehold/EPC = C

*Guide Price £475,000*

## INTRODUCTION

We are delighted to offer this impressive detached bungalow to the market which enjoys a most attractive position off Woodfield Lane in Hessle. The well proportioned layout offers one level living in a secluded and desirable location and has been well maintained by the current owners. The westerly facing walled rear garden is a particular feature and enjoys impressive views of the iconic Humber Bridge. The property is approached via automated gated entrance which leads to a courtyard area and garaging for four cars. The well presented accommodation comprises welcoming entrance hallway, lounge with garden room, separate dining room, study, well equipped breakfast kitchen and utility, three double bedrooms, ensuite and separate bathroom with shower. The property has gas-fired central heating, uPVC double glazing and a security alarm. This is a unique opportunity to acquire an individual home with so much to offer!



## LOCATION

Cliff Top Lane is an established road situated off the highly regarded Woodfield Lane. This established residential area is highly regarded characterised by mature borders, specimen trees and many of the area's finest period homes. Hessle centre is located nearby where a superb range of shops and amenities are to be found including fine restaurants, cafés, bars, boutique shops, delicatessen, supermarket, newsagents, banks, chemist, gift shops, hair/beauty salons, health centre, take-aways and more, all of which make this a truly desirable place to live. Situated approximately 5 miles to the west of Hull city centre on the banks of the River Humber, the property is located a short walk from the Humber Bridge Country Park which is a public nature reserve with extensive woodland and nature trails and close to Hessle foreshore. Hessle benefits from excellent road and rail links with its own railway station, regular bus service and immediate access to Clive Sullivan dual carriageway leading into Hull on the national motorway network. The iconic Humber Bridge is situated nearby providing easy access to North Lincolnshire and Humberside Airport. Public and private schooling for all ages is available locally in addition to many recreational facilities and attractive walks.

## ACCOMMODATION

Entrance door to:

### ENTRANCE PORCH

With tiled floor and entrance door leading to:

### ENTRANCE HALLWAY

With two cloaks cupboards, cylinder/airing cupboard, internal door to garage, coving and loft access hatch via pull-down ladder to part boarded roof space with Velux window.

## LOUNGE

16'7 x 12'11 (5.05m x 3.94m)

With feature fireplace, TV point and wall light points. Double doors leading to:



## GARDEN ROOM

14'5 x 11'4 (4.39m x 3.45m)

With sealed unit double glazed windows, parquet-style flooring, inlaid spotlights and electric underfloor heating. Double doors leading to patio area.



## DINING ROOM

13'10 x 12'3 (4.22m x 3.73m)

With coving, uPVC double glazed window to the side elevation and uPVC double glazed sliding patio doors onto the rear garden.



## BREAKFAST KITCHEN

16'7 x 10'6 (5.05m x 3.20m)

With an extensive range of shaker-style fitted floor and wall units with quartz-style work surfaces and tiled splashbacks incorporating one and a half bowl sink unit with mixer tap and Franke waste disposal unit, integrated appliances comprising four-ring gas hob, single oven and microwave oven, fridge/freezer and dishwasher, breakfast bar and dresser unit, concealed lighting, uPVC double glazed window overlooking the rear garden. Archway to:



## UTILITY ROOM

12'11 x 5'0 (3.94m x 1.52m)

With shaker-style fitted floor and wall units with laminate working surfaces and tiled splashbacks with sink unit and mixer tap, plumbing for automatic washing machine and space for tumble dryer, laminate flooring, uPVC double glazed window and uPVC double glazed entrance door to rear garden.

## STUDY

8'7 x 8'1 maximum (2.62m x 2.46m maximum)

With fitted shelving, glass-fronted cabinets and storage cupboards with desk, coving and uPVC double glazed window.

## BEDROOM 1

13'10 x 11'8 (4.22m x 3.56m)

With a range of fitted furniture comprising wardrobes, overhead storage, dressing table and bedside cabinets, wall light points, coving and uPVC double glazed window.



## ENSUITE SHOWER ROOM

With a contemporary suite comprising tiled shower area, vanity basin with mirrored recess with shaver socket and low flush WC, fully tiled walls, extractor fan, inlaid spotlights, heated towel rail and tiled floor.



## BEDROOM 2

14'0 x 8'6 (4.27m x 2.59m)

With a range of fitted furniture comprising wardrobes, overhead storage and dressing table, wall light points, coving and uPVC double glazed window.



## BEDROOM 3

11'5 x 8'6 (3.48m x 2.59m)

With a range of fitted furniture comprising wardrobes, overhead storage and dressing table, drawers and shelving, coving and uPVC double glazed window.



## BATHROOM

11'8 x 6'9 (3.56m x 2.06m)

With a stylish suite comprising bath with mixer tap/shower attachment, pedestal wash hand basin, bidet and low flush WC, tiled shower cubicle, heated towel rail, inlaid spotlights, coving and tiled floor.



## OUTSIDE





## DRIVEWAY

Automated wrought iron entrance gates lead from Cliff Top Lane to a tarmac driveway with flanking mature borders and shrubbery and onwards to a courtyard parking area.



## REAR GARDEN

The delightful rear garden is a particular feature. It has been lovingly tended by the current owners and has a beautiful space for relaxation and entertaining. The rear garden enjoys a westerly aspect and gives a most impressive view of the northern towers of the iconic Humber Bridge. The garden is laid mainly to lawn incorporating a variety of mature shrubs and established trees, well stocked borders and ornamental water feature. There are paved patio areas adjoining the rear of the property and gates to either side giving access to the front garden. For the keen gardener, there is a potting shed with WC in addition to a separate garden shed.





## *GARAGING*

The property has excellent parking and TWO DOUBLE GARAGES. One is detached from the property (19'2 x 18'6) and the other (18'0 x 16'0) is integral to the bungalow itself, both have auto roller doors for access. The integral garage houses the gas-fired boiler and a separate WC. There are gates to both sides of the property giving access from the front garden to the rear.



## *REAR VIEW OF PROPERTY*



## *TENURE*

Freehold

## *COUNCIL TAX BAND*

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

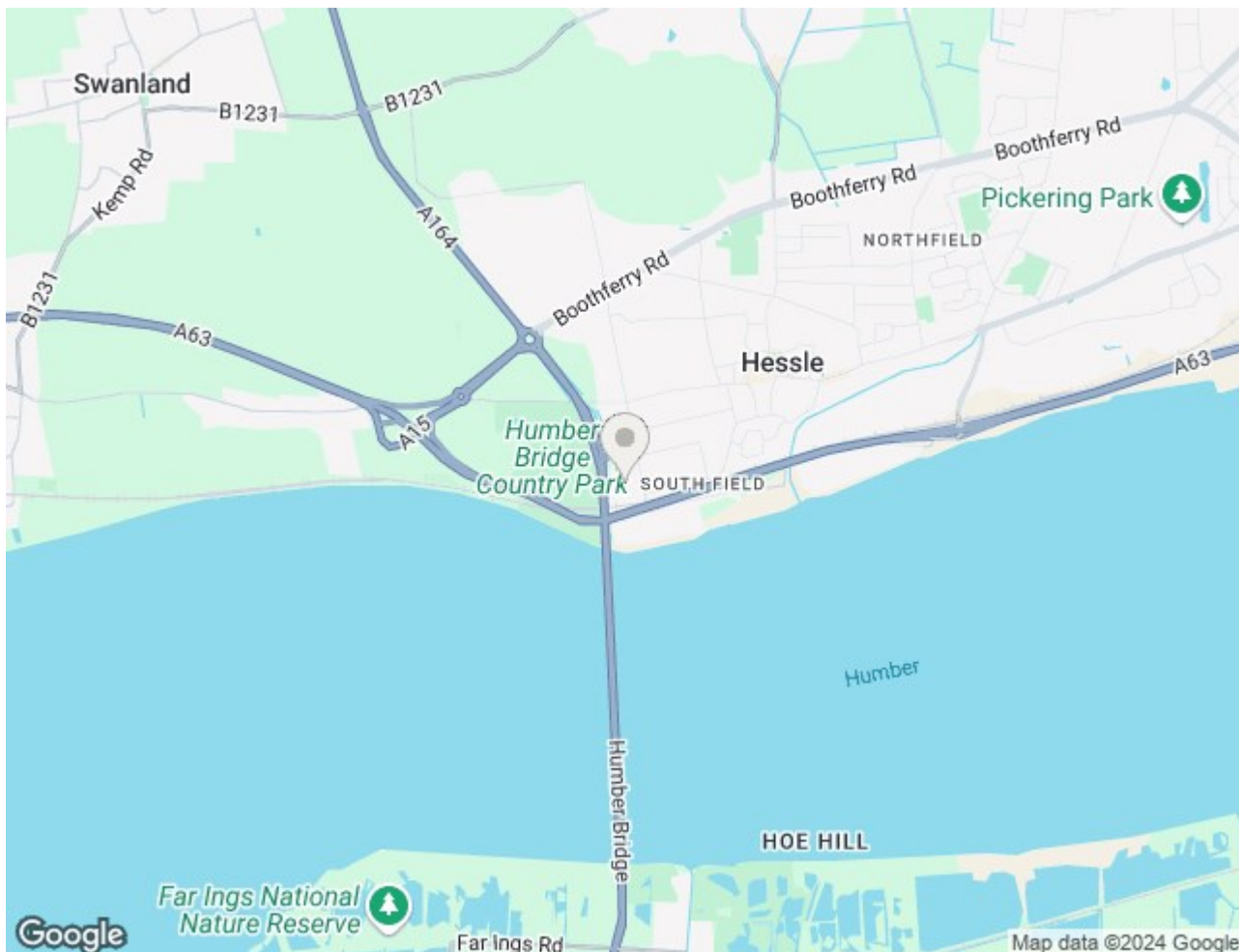
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 187.7 sq. metres (2020.8 sq. feet)



Total area: approx. 187.7 sq. metres (2020.8 sq. feet)

