

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



17 Chapel Close, Green Lane, Hessle, E Yorkshire, HU13 9QE

- 📍 Modern Semi
- 📍 Three Bedrooms
- 📍 West Facing Garden
- 📍 Council Tax Band C
- 📍 Cul-de-sac Location
- 📍 Open-plan Living
- 📍 Garage & Driveway
- 📍 Freehold/EPC = C

£170,000

INTRODUCTION

Tucked away in this convenient location off Green Lane is this well presented three bedroomed semi detached house. Offered with no chain involved and ready to move into, the property offers open-plan living accommodation at ground floor level with a spacious lounge open to a dining kitchen with built-in appliances and patio doors leading to the rear garden. At first floor level, there are three bedrooms and a family bathroom with shower facility. The property has gas-fired central heating, replacement uPVC double glazing and a security alarm. The property has a side driveway providing off-street parking and access to a single detached garage with a westerly facing lawned garden with patio area. One not to be missed!

LOCATION

The property is located at the head of this popular cul-de-sac on Chapel Close which is situated off Green Lane. This pleasant area leads off Itlings Lane and is conveniently placed within level walking distance of Hesse Square and nearby Sainsburys supermarket. Hesse is a vibrant west Hull town and has an array of shops and amenities located predominantly within the centre including cafes, restaurants, hair/beauty salons, a chemist, a supermarket, and health centre. Local schooling includes primary - Hesse All Saints Church of England and Hesse Peshurst. Secondary schooling is at Hesse High School. Hesse also has its own mainline railway station which links to Hull, 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 door to:



ENTRANCE HALLWAY

With stairs to first floor level and coving.

LOUNGE

16'0 x 13'6 maximum (4.88m x 4.11m maximum)

With TV point, windows to the front and side, coving. Open to:



DINING KITCHEN

13'6 x 8'8 (4.11m x 2.64m)

With a range of modern fitted floor and wall units incorporating built-in appliances comprising Neff electric double oven/grill, four-ring gas hob with filter hood over, sink unit with mixer tap, cupboard housing Dimplex gas-fired boiler, laminate working surfaces, tiled splashbacks, space for fridge, plumbing for automatic washing machine, window to the rear, coving, tiled floor and uPVC double glazed sliding patio doors leading to rear garden.



DINING AREA



FIRST FLOOR

LANDING AREA

With built-in cylinder/airing cupboard, coving and loft access hatch.

BEDROOM 1

10'5 x 8'9 (3.18m x 2.67m)

With built-in wardrobe cupboard and window to the front.



BEDROOM 2

10'1 maximum x 7'6 (3.07m maximum x 2.29m)

With a range of fitted furniture comprising wardrobe, drawers and bedside cabinet, shelving, laminate flooring and window to the rear.



BEDROOM 3

6'11 x 5'9 (2.11m x 1.75m)

With laminate flooring and window to the rear.



BATHROOM

With a three piece suite comprising bath with shower over, shower screen, vanity basin and low flush WC, part tiling to walls, extractor fan, window and tiled floor.



OUTSIDE

To the front of the property is a feature block paved area laid out for ease of maintenance. There is a driveway to the side leading to a single detached garage. Gated pedestrian access leads to the rear garden.

The enclosed rear garden enjoys a westerly aspect and has a paved patio area with lawned garden beyond with established planting and fenced boundaries.



REAR VIEW



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. 31.7 SQ. METRES (341.3 SQ. FEET)



FIRST FLOOR

APPROX. 32.6 SQ. METRES (351.0 SQ. FEET)



TOTAL AREA: APPROX. 64.3 SQ. METRES (692.3 SQ. FEET)
17 CHAPEL CLOSE, HESSLE

