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Matthew
Limb
MOVING HOME



2055 Hessle Road, Hessle, East Yorkshire, HU13 9NN

- 📍 Fantastic End of Terrace
- 📍 High Specification Fittings
- 📍 Fabulous Kitchen
- 📍 Council Tax Band = C
- 📍 Luxurious Bathroom
- 📍 Spacious Rooms
- 📍 Excellent Parking
- 📍 Freehold / EPC = D

£239,950

INTRODUCTION

Renovated and remodelled to a high standard and specification is this end of terrace house offering generously proportioned accommodation complemented by a southerly facing rear garden and excellent parking forecourt plus large garage. A particular feature is the open plan kitchen with quartz worktops and Karlson appliances and French doors opening out to the rear garden. There is a spacious lounge, entrance hallway and cloaks/W.C., Upon the first floor are two large double bedrooms plus a good sized single bedroom and a luxurious bathroom with freestanding claw foot bath and separate shower.

To the front of the property is a gravelled forecourt providing excellent off street parking which extends to the side and onwards to the large garage. The large rear garden enjoys a southerly aspect and would benefit from some TLC.

LOCATION

The property is located on the south side of Hessle Road between Priory Way roundabout and First Lane, 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 up to the first floor.



LOUNGE

13'11" x 13'10" approx (4.24m x 4.22m approx)
With bay window to the front elevation.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to side, wall mounted gas central heating boiler.

OPEN PLAN LIVING KITCHEN

21'5" x 14'9" approx (6.53m x 4.50m approx)
Situated to the rear of the property with French doors opening out to the rear garden.



KITCHEN

Fitted with a range of high quality base and wall units with quartz worksurfaces, breakfast bar peninsular, undercounter sink unit with Quooker boiling water tap. There are a host of appliances including Karlson oven and microwave oven, Karlson induction hob with down filter, fridge/freezer, dishwasher and utility cupboard with washing machine and tumble dryer.



LIVING AREA



FIRST FLOOR

LANDING

With window to side.

BEDROOM 1

13'11" x 13'10" approx (4.24m x 4.22m approx)
With bay window to front elevation.



BEDROOM 2

14'9" x 13'9" approx (4.50m x 4.19m approx)
Window to rear elevation.



BEDROOM 3

9'3" x 7'1" approx (2.82m x 2.16m approx)
Window to front elevation.



BATHROOM

11'4" x 6'11" approx (3.45m x 2.11m approx)

With luxurious suite comprising a freestanding claw foot bath with shower attachment, separate shower enclosure with rainhead shower, vanity unit with wash hand basin and low flush W.C. Fully tiled with underfloor heating. Window to rear.



OUTSIDE

To the front of the property is a gravelled forecourt providing excellent off street parking which extends to the side and onwards to the large garage. The large rear garden enjoys a southerly aspect and would benefit from some TLC.



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

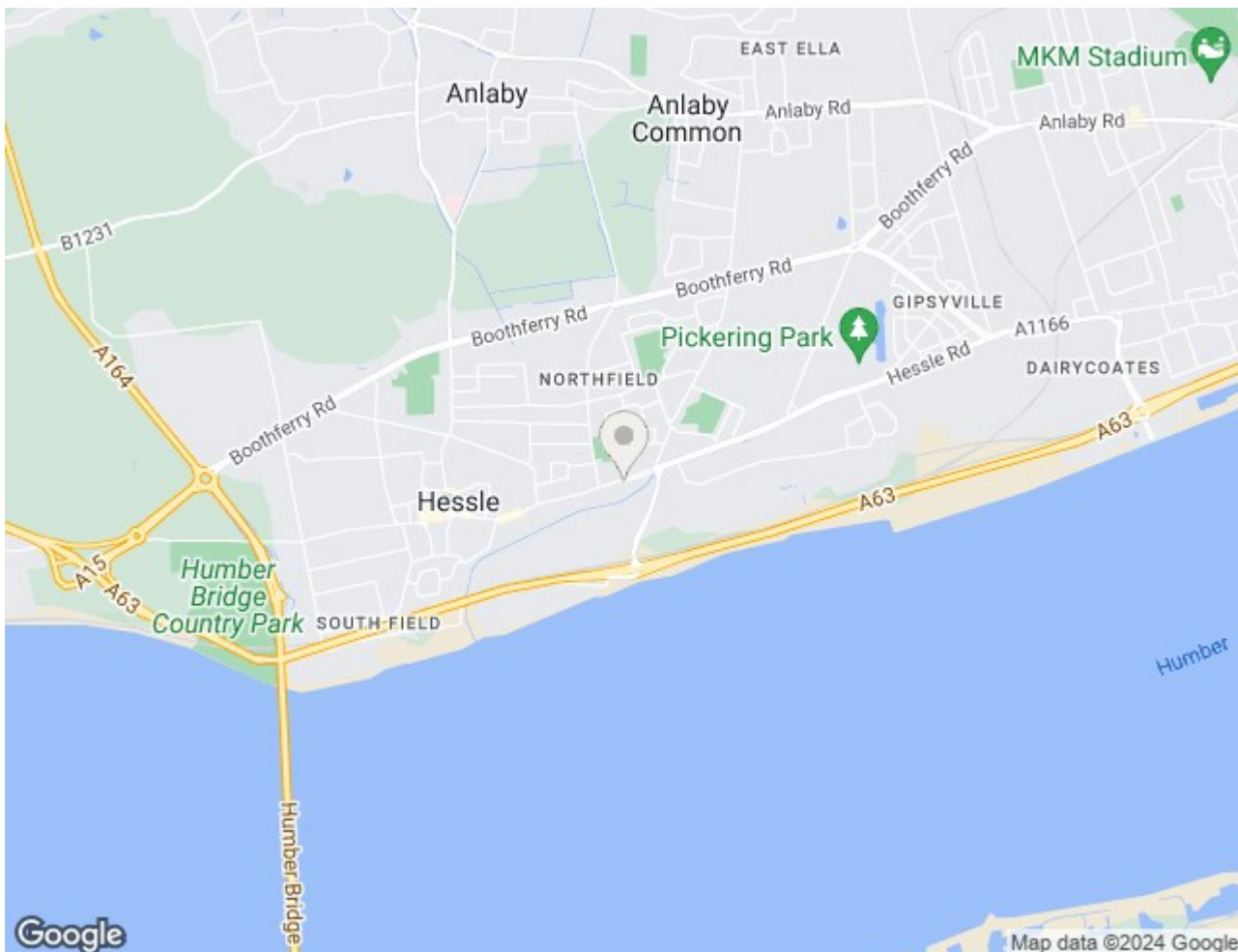
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



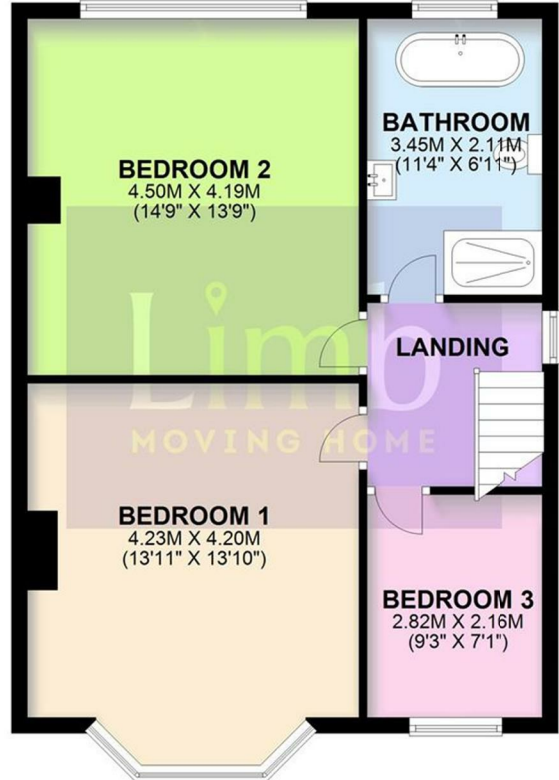
GROUND FLOOR

APPROX. 59.1 SQ. METRES (636.4 SQ. FEET)



FIRST FLOOR

APPROX. 57.4 SQ. METRES (617.8 SQ. FEET)



TOTAL AREA: APPROX. 116.5 SQ. METRES (1254.3 SQ. FEET)
2055 HESSLE ROAD, HESSLE

