

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



57 Northfield Avenue, Hessle, East Yorkshire, HU13 9DL

- 📍 Mid Terraced House
- 📍 Move Straight In!
- 📍 Two Good Bedrooms
- 📍 Council Tax Band = B

- 📍 Modern Kitchen & Bathroom
- 📍 Lounge/Diner
- 📍 Lovely Rear Garden
- 📍 Freehold / EPC = D

£155,000

INTRODUCTION

Just move straight into this lovely terrace house offering well presented accommodation with modern fittings - ideal for first time buyers. The property has the benefit of gas central heating, uPVC double glazing and the accommodation briefly comprises an entrance hallway, spacious lounge/diner with log burning stove, rear lobby with cloaks/W.C. and a modern kitchen with appliances. Upon the first floor are two good sized bedrooms and a modern bathroom with shaped bath and shower facility.

A gravelled garden area extends to the front with a picket fence. The lovely rear garden is lawned with ornamental borders and a decked area ideally positioned to take advantage of sunny days. There is also a brick store.

LOCATION

The property is situated along Northfield Avenue which runs off Beverley 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 staircase leading up to the first floor.

LOUNGE/DINER



LOUNGE AREA

12'11" x 12'3" approx (3.94m x 3.73m approx)
With log burning stove, bay window to front and understairs cupboard.



DINING AREA

15'2" x 8'1" approx (4.62m x 2.46m approx)
Window to rear.



REAR LOBBY

With external access door to the garden.

CLOAKS/W.C.

With low flush W.C. and wash hand basin.

KITCHEN

9'10" x 7'10" approx (3.00m x 2.39m approx)

With contemporary base and wall units, laminate worksurfaces, one and half bowl sink and drainer with mixer tap, oven, four ring gas hob with filter hood above, plumbing for a washing machine, space for fridge/freezer. Window to rear.



FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM 1

12'3" x 10'6" approx (3.73m x 3.20m approx)

Extending to 15'5" approx
Windows to front.



BEDROOM 2

10'8" x 8'8" approx (3.25m x 2.64m approx)
Window to rear.



BATHROOM

With modern suite comprising a shaped bath with shower over and screen, wash hand basin and low flush W.C. Tiled floor and walls, window to rear.



OUTSIDE

A gravelled garden area extends to the front with a picket fence. The lovely rear garden is lawned with ornamental borders and a decked area ideally positioned to take advantage of sunny days. There is also a brick store.



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 B. 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

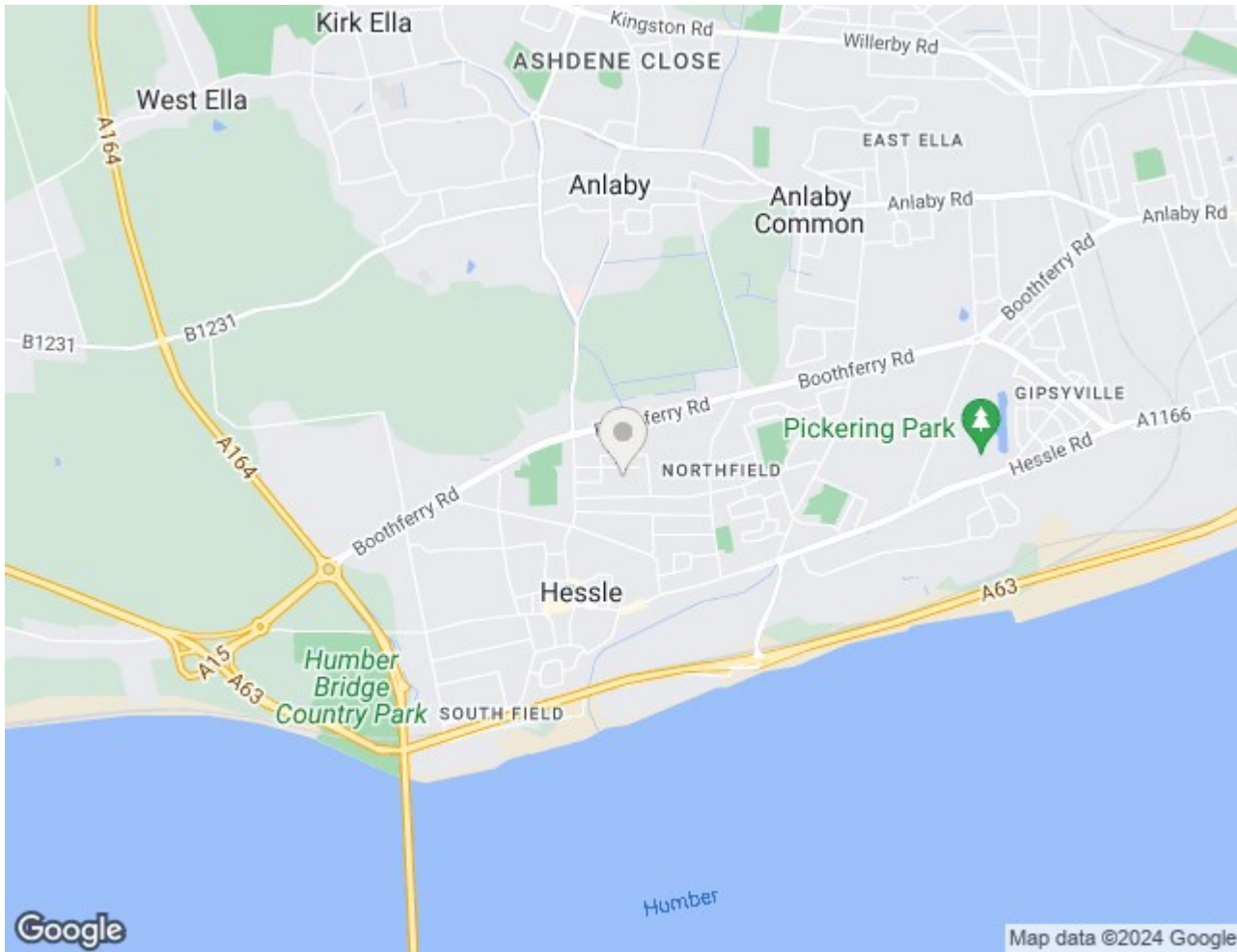
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 41.7 sq. metres (448.7 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.6 sq. feet)



Total area: approx. 71.7 sq. metres (772.3 sq. feet)

