

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



50 Cherry Avenue, Hessle, East Yorkshire, HU13 0QT

- 📍 No Chain Involved
- 📍 Semi Detached House
- 📍 4 Beds/2 Baths
- 📍 Council Tax Band = C
- 📍 Good Parking Plus Garage
- 📍 Popular Development
- 📍 Part Exchange Available
- 📍 Freehold/EPC = B

Offers Over £260,000

INTRODUCTION

This four modern semi detached house stands in a popular development situated off Boothferry Road, well placed for Hessle's excellent range of shops and amenities. A driveway provides parking for up to three cars plus there is a single garage. Gardens principally extend to the rear which are lawned with fencing to the perimeters. The spacious accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, cloaks/W.C., rear lounge with double doors out to the garden, dining kitchen, first floor, landing, 3 bedrooms and bathroom. The upper floor is dedicated to the master suite with bedroom area and en-suite shower room. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. There is no chain involved therefore an early completion should be possible. Viewing recommended.

LOCATION

Cherry Avenue forms part of this modern residential development situated off Boothferry Road close to its junction with Swanland Road and within easy reach of the Humber Bridge and the A63.

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 turning staircase to first floor off.

CLOAKS/W.C.

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

LOUNGE

16'3" x 10'5" approx (4.95m x 3.18m approx)

With window and double doors to the rear.



DINING KITCHEN

15'8" x 9'2" approx (4.78m x 2.79m approx)

Having a good range of base and wall mounted units with integrated double oven, four ring gas hob, filter hood above, fridge freezer, sink and drainer. Window to the front and ample area for table and chairs.



FIRST FLOOR

LANDING

With further staircase leading up to the second floor. Cupboard housing hot water cylinder.

BEDROOM 2

13'9" x 9'0" approx (4.19m x 2.74m approx)
Window to rear elevation.



BEDROOM 3

12'4" x 9'0" approx (3.76m x 2.74m approx)
Window to front elevation.



BEDROOM 4

10'5" x 7'0" approx (3.18m x 2.13m approx)
Window to rear elevation.



BATHROOM

With low level W.C., pedestal wash hand basin and bath with shower attachment and screen above.



SECOND FLOOR

LANDING

BEDROOM 1

14'7" x 12'6" approx (4.45m x 3.81m approx)
With window to front, Velux window to rear elevation.



EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin and shower cubicle.



OUTSIDE

A side drive provides parking for up to three vehicles and access to the single garage. The rear garden is lawned with fencing to the boundary.



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

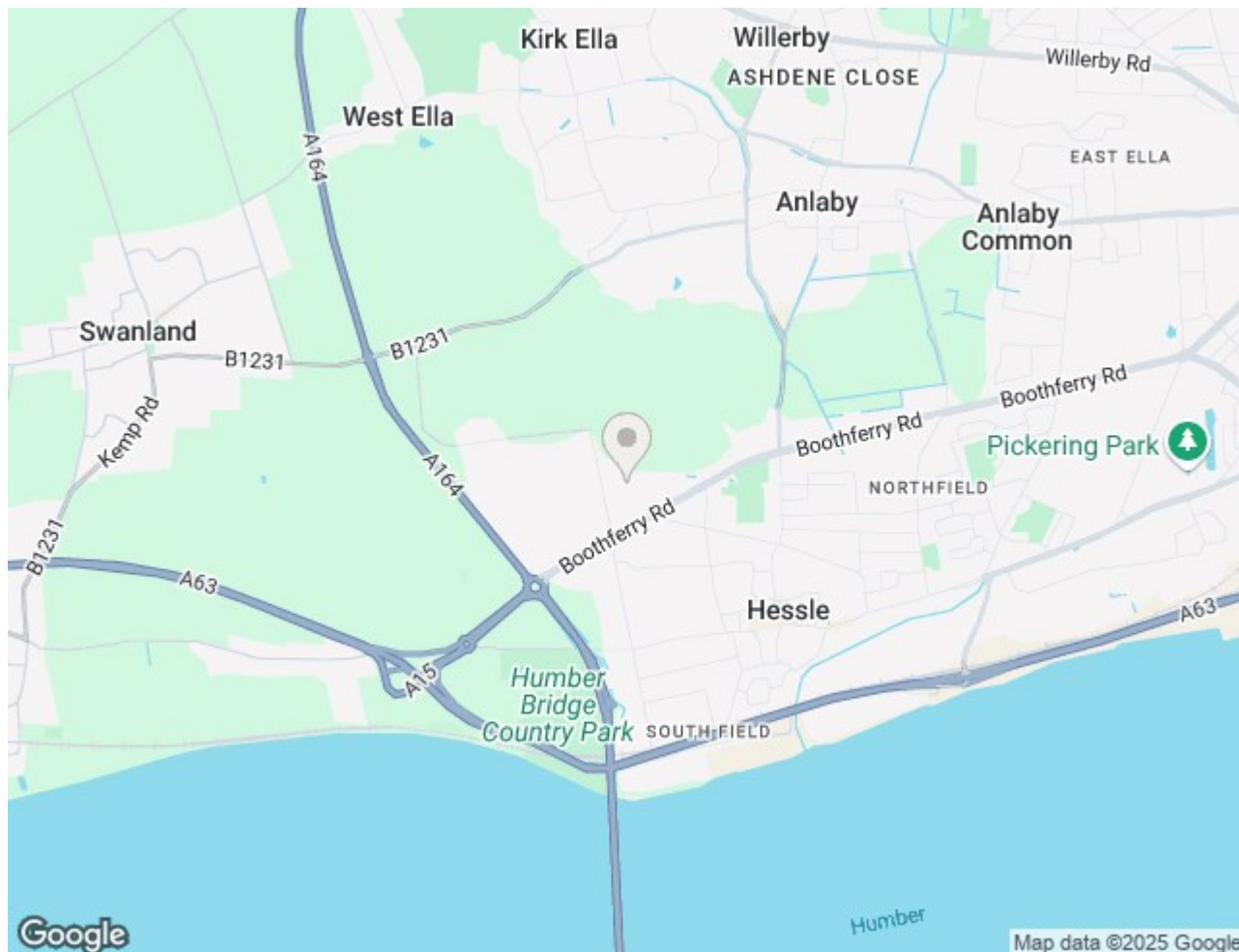
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

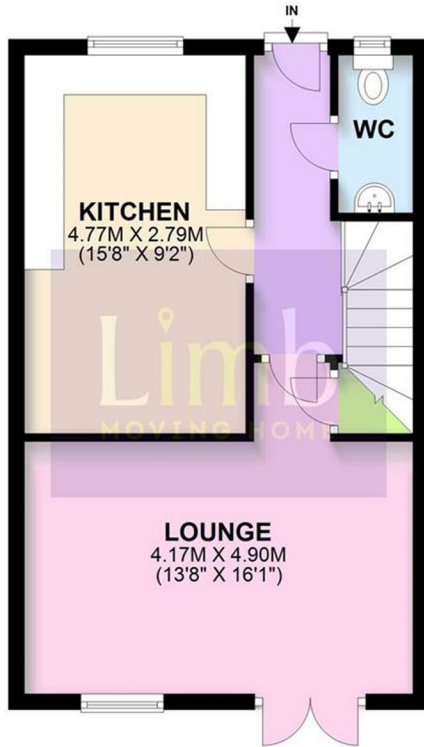
VALUATION SERVICE

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. 39.4 SQ. METRES (424.1 SQ. FEET)



FIRST FLOOR

APPROX. 39.4 SQ. METRES (424.1 SQ. FEET)




SECOND FLOOR

APPROX. 22.8 SQ. METRES (245.6 SQ. FEET)



TOTAL AREA: APPROX. 101.6 SQ. METRES (1093.8 SQ. FEET)
50 CHERRY AVENUE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	