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**Limb**  
MOVING HOME



*343 Boothferry Road, Hessle, East Yorkshire, HU13 0NW*

- 📍 Bay Fronted Semi-Detached
- 📍 Stylish Accommodation
- 📍 Fabulous Corner plot
- 📍 Council Tax Band = C
- 📍 Lounge with Log Burner
- 📍 Luxurious Bathroom
- 📍 Excellent Parking
- 📍 Freehold / EPC = D

*Offers Over £290,000*



## INTRODUCTION

Occupying a fabulous corner plot with access from Hillcrest Avenue is this beautifully appointed and stylishly presented semi-detached house. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall with oak banister, beautiful kitchen with appliances, lounge with log burner and dining room with doors to the rear garden. Upon the first floor are three bedrooms and a luxurious bathroom with oval bath and separate shower. The property has the benefit of gas central heating, uPVC double glazing, oak doors throughout, herringbone flooring to the ground floor and the sale will include blinds and some curtains.

To the front of the property is a gravelled driveway providing parking for multiple vehicles which is accessed from Hillcrest Avenue. A gate to the side leads through to the rear garden with is mainly laid to lawn with attractive plants and a lovely patio area directly adjoining the rear of the property and with its southerly facing aspect is the ideal place to enjoy those sunny days.



## LOCATION

The property is situated along Boothferry Road, Hessle at its junction with Hillcrest Avenue. 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

Solid oak entrance door to:

### ENTRANCE HALL

With herringbone wood flooring and window to side. Staircase to the first floor with oak bannister.



### CLOAKS/W.C.

With low flush W.C., wash hand basin and heated towel rail.

## LOUNGE

11'4" x 11'3" approx (3.45m x 3.43m approx)  
With inset log burning stove and fitted units and shelving to alcoves.  
Bay window to front elevation with shutters.



## DINING ROOM

14'7" x 10'9" approx (4.45m x 3.28m approx)  
With French doors leading out to the rear patio.



## KITCHEN

18'6" x 8'4" approx (5.64m x 2.54m approx)

Narrowing to 5'11" approx.

Having an extensive range of fitted units with quartz worksurfaces, under counter sink with Quooker boiling water tap, Bosch oven and combination microwave oven, induction hob, dishwasher and fridge/freezer. Window blinds are included.



## FIRST FLOOR

### LANDING

With loft access hatch and window to side.





## BEDROOM 1

11'5" x 11'0" approx (3.48m x 3.35m approx)  
With bay window to front elevation.



## BEDROOM 2

14'6" x 10'11" approx (4.42m x 3.33m approx)  
With fitted wardrobes and window to rear.



## BEDROOM 3

7'10" x 5'11" approx (2.39m x 1.80m approx)  
Window to front.



## BATHROOM

With luxurious suite comprising a shower enclosure, oval bath, vanity unit with wash hand basin and low flush W.C.. Tiling to walls and floor, inset spot lights, heated towel rail and window to side.



## OUTSIDE

To the front of the property is a gravelled driveway providing parking for multiple vehicles which is accessed from Hillcrest Avenue. A gate to the side leads through to the rear garden with is mainly laid to lawn with attractive plants and a lovely patio area directly adjoining the rear of the property and with its southerly facing aspect is the ideal place to enjoy those sunny days.





*PATIO*



*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.

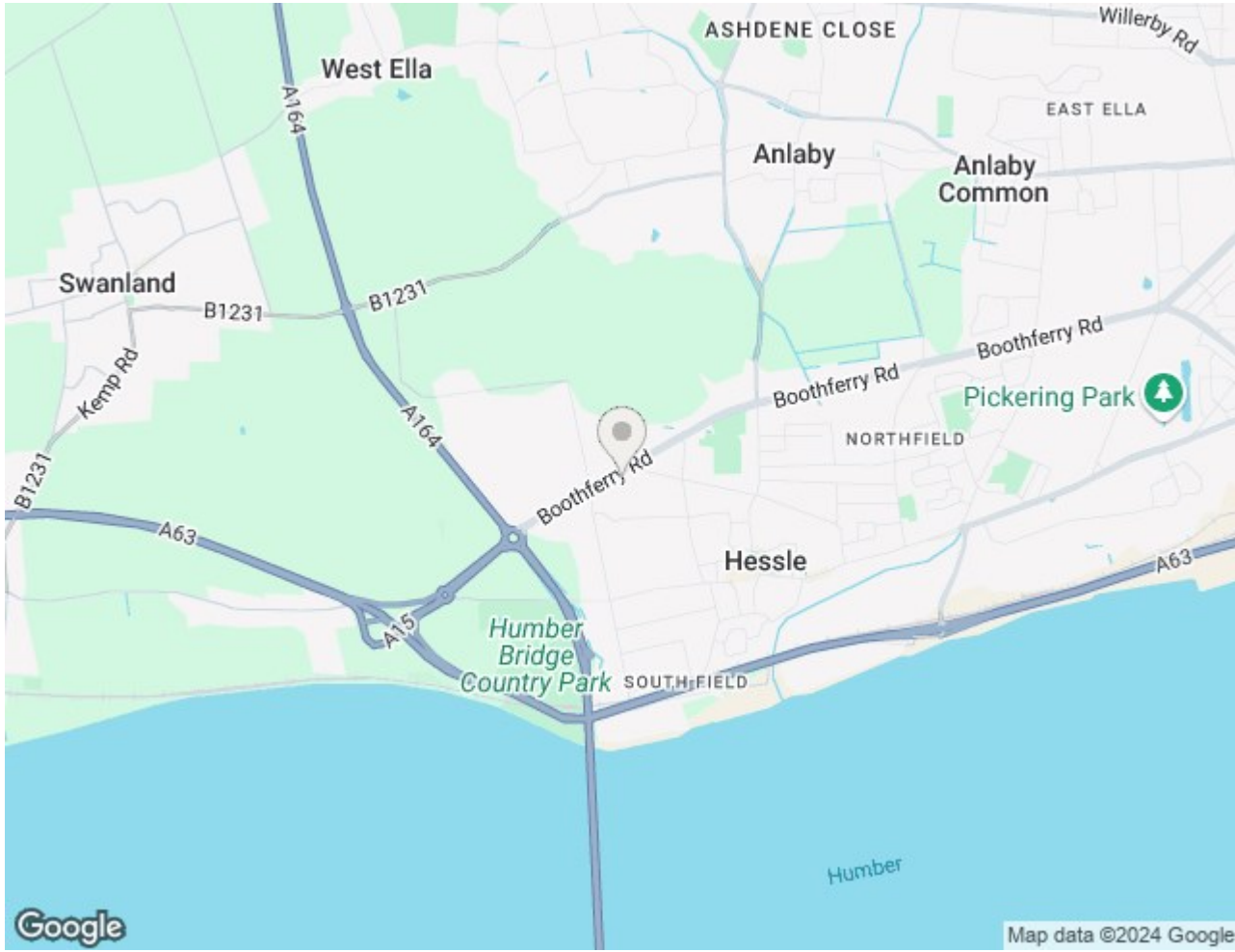
## *PHOTOGRAPH DISCLAIMER*

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*

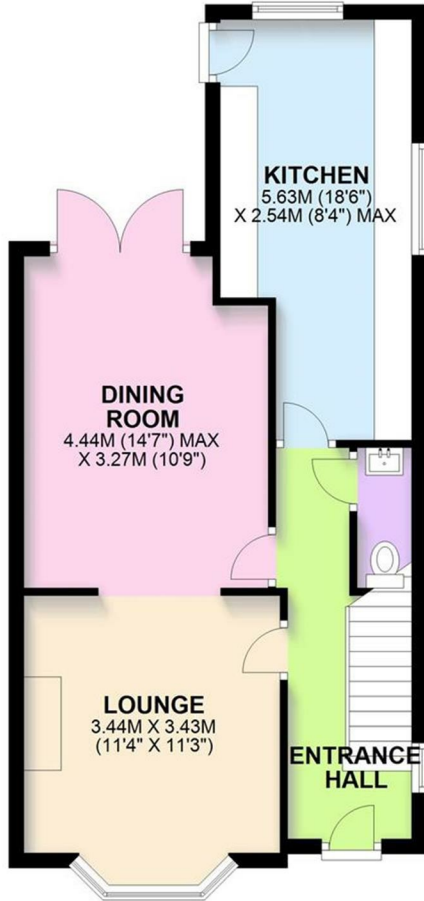
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





### GROUND FLOOR

APPROX. 49.4 SQ. METRES (531.6 SQ. FEET)



### FIRST FLOOR

APPROX. 39.8 SQ. METRES (428.2 SQ. FEET)



TOTAL AREA: APPROX. 89.2 SQ. METRES (959.7 SQ. FEET)

343 BOOTHFERRY ROAD, HESSLE



