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Limb
MOVING HOME



1 Humber View, Tranby Avenue, Hessle, East Yorkshire, HU13 0PY

- 📍 Semi Detached Dormer Bungalow
- 📍 Very Spacious Accom.
- 📍 Versatile Layout
- 📍 Council Tax Band = D
- 📍 3 Bedrooms
- 📍 Modernisation Required
- 📍 Great Sized Corner Plot
- 📍 Freehold/EPC = D

£265,000

INTRODUCTION

The property stands on a good sized corner style plot on Humber View at the junction with Tranby Avenue. A semi detached dormer style bungalow, the property is particularly spacious offering versatile accommodation with plenty of potential. A programme of modernisation would create a lovely home. Given the size of the plot, there is plenty of space to create further parking, entertaining area or indeed extend, subject to appropriate permissions. The current accommodation is depicted on the attached floorplan and briefly comprises a spacious entrance hallway, light and airy lounge, two ground floor bedrooms, kitchen, shower room and W.C.. Upon the first floor is a large double bedroom. The accommodation has the benefit of gas fired central heating and replacement double glazing. The property occupies a good sized plot with attractive gardens extending to predominantly the front and side elevations. A side drive provides parking and access to the attached single garage. To the rear is a small westerly facing garden.

LOCATION

Humber View is a small residential cul-de-sac situated off Tranby Lane, close to its junction with Heads Lane. Hesse 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 Hesse Square including a supermarket, chemist, newsagent, bank, gift shop, 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, 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

A spacious central hallway with archway and stairs leading up to the first floor.



LOUNGE/DINER

19'4" x 11'10" approx (5.89m x 3.61m approx)

A light and spacious room with bay window to front and further windows to side elevations. The chimney breast has a tiled fireplace housing a "living flame" gas fire.



KITCHEN

11'10" x 11'6" approx (3.61m x 3.51m approx)

With fitted units, one and a half sink and drainer, plumbing for an automatic washing machine, wall mounted Worcester gas fired central heating boiler. Window to rear elevation. A large "walk in" pantry is situated off.



SIDE LOBBY

With external access door to side drive and internal door through to store cupboard.

BEDROOM 2

13'2" x 12'5" approx (4.01m x 3.78m approx)
Window to front elevation. A spacious double bedroom.



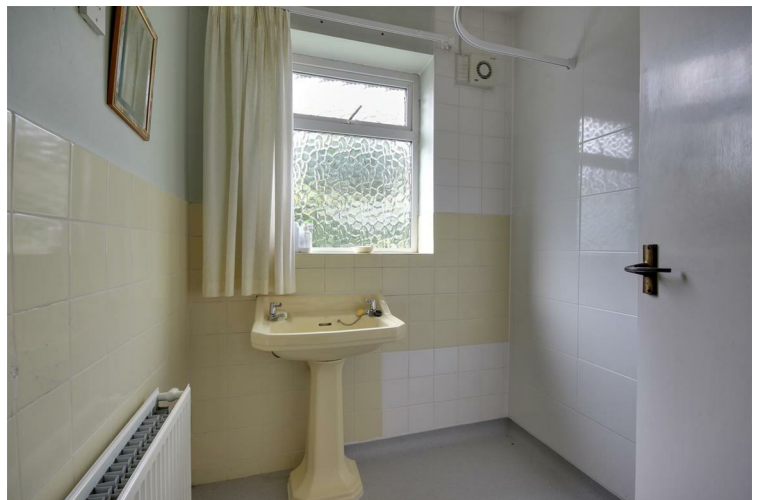
BEDROOM 3

12'4" x 12'1" approx (3.76m x 3.68m approx)
With windows and door to rear.



SHOWER ROOM

Fitted as a wet room with shower area and wash hand basin.



W.C.

With low level W.C..

FIRST FLOOR

LANDING

With stair cupboard off.

BEDROOM 1

18'1" x 12'3" approx (5.51m x 3.73m approx)
Plus dormer window to front elevation.



OUTSIDE

The property occupies a good sized corner style plot with delightful gardens extending to front and side elevations being lawned bounded by an attractive range of mature borders. A side drive provides parking to the attached garage. Given the size of the plot, particularly to the side, there is plenty of potential for extra parking, outdoor entertaining space etc.. To the rear lies a small garden area, again lawned with mature borders.



GARDENS



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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

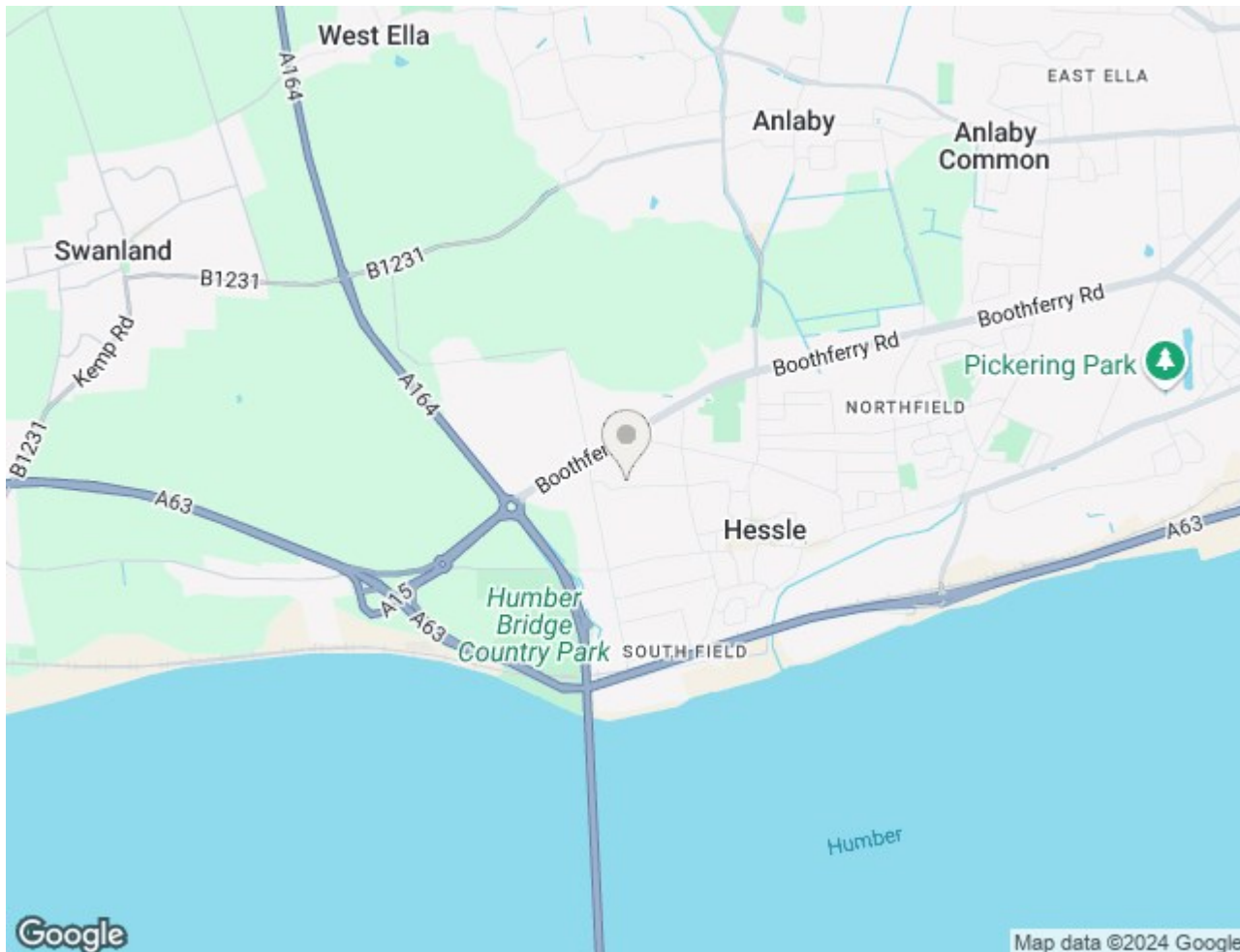
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

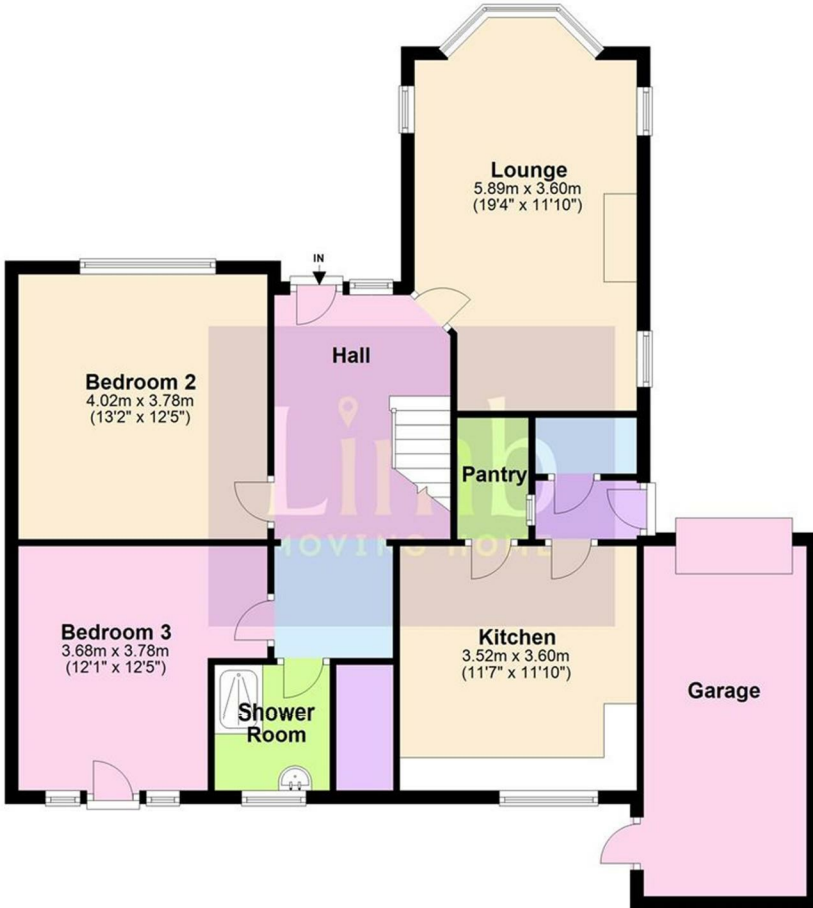
VALUATION SERVICE

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.



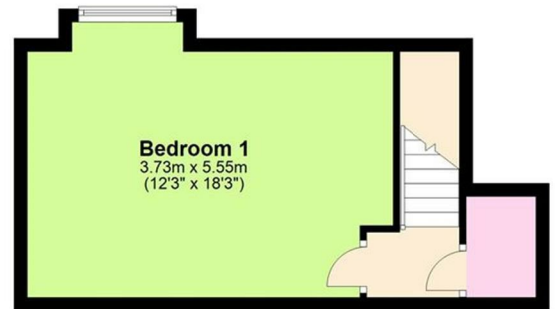
Ground Floor

Approx. 97.3 sq. metres (1047.8 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.5 sq. feet)



Total area: approx. 124.3 sq. metres (1338.3 sq. feet)

