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Limb
MOVING HOME



Plot 17, Pilgrims Walk, Hessle, East Yorkshire, HU13 0GB

- 📍 Final Plot
- 📍 Fabulous Showhome!
- 📍 Four Beds/Two Baths
- 📍 Council Tax Band = TBC
- 📍 'The Thornton'
- 📍 Superb Living Kitchen
- 📍 Drive & Double Garage
- 📍 Freehold / EPC = TBC

£414,995

INTRODUCTION

The Thornton is a four-bedroomed dream home. Detached, with a private drive and garage, the Thornton is a superb family home with an incredible, spacious interior. As you move through double doors from the impressive entrance hallway, the Thornton opens up into a stunning open plan living area. Across the hallway, you will find an impressive open plan kitchen dining area with sun room big enough for large family gatherings. The separate utility room comes with access onto your driveway – a place to leave muddy boots, muddy dogs or to store laundry. The downstairs cloakroom is the perfect place for shoes and jackets, meaning you're unlikely to need to go upstairs until bedtime.

When you do venture upstairs, you'll once again struggle to find fault – with four well-proportioned bedrooms, one of which, the master, has its own en-suite. The large family bathroom is begging for someone to sink into the bath after a long day's work.

If you're after an extraordinary family home, look no further than The Thornton.

LOCATION

The property forms part of the Pilgrim's Walk development by Beal Homes situated off Boothferry 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 Peshurst. 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.

CLOAKS/W.C.

With suite comprising a low flush W.C. and wash hand basin.



LOUNGE

20'7" x 13'4" approx (6.27m x 4.06m approx)

Enjoying a dual aspect with bay window to side and window to the front elevation.

OPEN PLAN LIVING KITCHEN

20'8" x 11'3" approx (6.30m x 3.43m approx)

Measurements to extremes.

Stunning space with bi-folding doors leading out to the landscaped rear garden.



GARDEN ROOM

9'7" x 5'9" approx (2.92m x 1.75m approx)



UTILITY

External access door to side.



FIRST FLOOR

LANDING

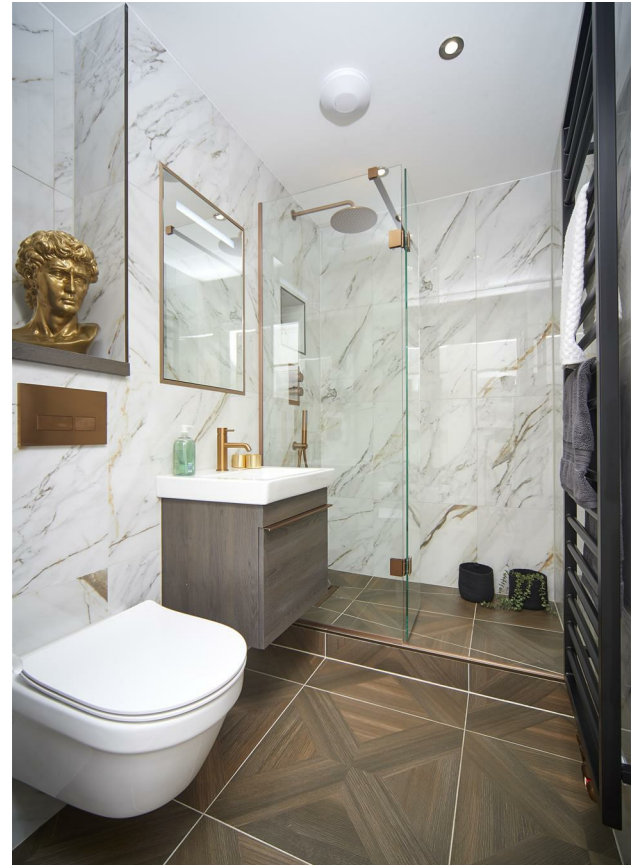
Spacious area with storage cupboard.

BEDROOM 1

13'4" x 8'4" approx (4.06m x 2.54m approx)



EN-SUITE SHOWER ROOM



BEDROOM 2

11'11" x 11'9" approx (3.63m x 3.58m approx)
With windows to front and side elevations.



BEDROOM 3

11'9" x 8'4" approx (3.58m x 2.54m approx)
With windows to front and side elevations.

BEDROOM 4

8'6" x 7'10" approx (2.59m x 2.39m approx)
With window to front elevation.



BATHROOM



OUTSIDE



TENURE

Freehold

COUNCIL TAX BAND

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

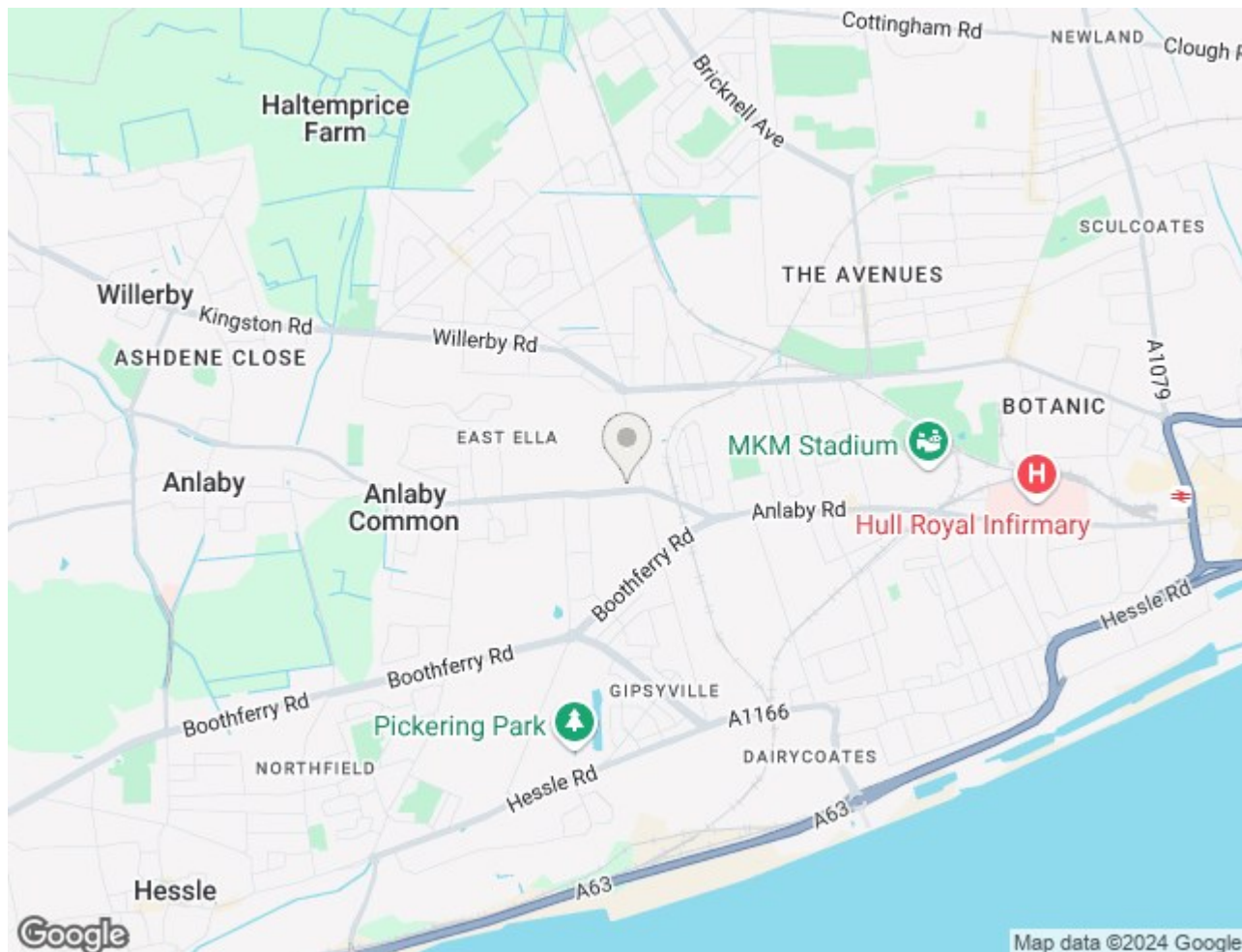
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 64.2 sq. metres (690.7 sq. feet)



First Floor

Approx. 58.4 sq. metres (628.8 sq. feet)



Total area: approx. 122.6 sq. metres (1319.5 sq. feet)

