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Limb
MOVING HOME



26 Broad Avenue, Hessle, East Yorkshire, HU13 0FG

- 📍 Detached House
- 📍 Three Beds/Two Baths
- 📍 Spacious Lounge
- 📍 Council Tax Band = D

- 📍 Kitchen & Utility
- 📍 Garden with Summerhouse
- 📍 Driveway & Garage
- 📍 Freehold / EPC = B

£295,000

INTRODUCTION

This well presented detached house offers attractive accommodation arranged over two floors. Occupying an appealing position within this modern residential development and enjoying gardens with a south westerly aspect, viewing is highly recommended. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, cloaks/W.C., spacious lounge with French doors opening out to the rear garden, dining kitchen with modern units and silestone worksurfaces plus a utility room. Upon the first floor are three good sized bedrooms, en-suite shower room and family bathroom.

There is a small garden area to the front of the property and a side drive leads onwards to the detached single garage. The rear garden is lawned with a patio area and summerhouse.

LOCATION

The property is situated along Broad Avenue which forms part of the new Tranby Fields Development off Jenny Brough Lane, Hessle. This location is set amongst fields between the villages of Hessle and Swanland. Hessle has the benefits of excellent facilities including its own selection of high street shops, restaurants and cafe bars, delicatessen and stylish boutiques together with the easily accessible transport links such as the Hessle railway station and local bus station. Hessle town centre also benefits from the Hessle community centre and library plus a broad range of medical facilities. There are numerous leisure activities nearby including cycle paths and country walks, Hessle lawn tennis club, Hessle RUFC, Hessle sporting club and Riverview bowls club. Local gyms together with Haltemprice leisure centre and swimming pool are just a short drive away and there are a number of excellent golf courses and sporting facilities. Excellent links to Hull city centre, just five miles to the east are available and immediate access is gained to the Humber bridge, ideal for travelling to North Lincolnshire and Humberside airport. Travelling in a westerly direction convenient access is available to the A63 which leads into the M62 motorway network. The successful Hesslewood Country Business Park and brand new Bridgehead Business Park development are both just a short distance away, along with the Priory Park office and retail complex.

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

17'9" x 10'7" approx (5.41m x 3.23m approx)

With window to front and French doors leading out to the rear garden.



DINING KITCHEN

17'9" x 9'6" approx (5.41m x 2.90m approx)

Having a range of contemporary base and wall units with silestone worksurfaces, one and a half bowl sink and drainer, oven, four ring gas hob with filter hood above. There is plumbing for a dishwasher and space for fridge/freezer. Windows to front and rear elevations.



UTILITY

With fitted unit, plumbing for a washing machine, understairs storage cupboard and external access door to rear.

FIRST FLOOR

LANDING

With storage cupboard to one corner. Window to rear.

BEDROOM 1

11'3" x 10'1" approx (3.43m x 3.07m approx)
Extending to 14'2"x13'3" approx.
Window to front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail and window to front.



BEDROOM 2

11'2" x 9'9" approx (3.40m x 2.97m approx)
With storage cupboard and window to front.



BEDROOM 3

8'11"7'5" approx (2.72m2.26m approx)
With window to rear.



BATHROOM

With suite comprising a bath, wash hand basin and low flush W.C.
Heated towel rail and window to rear.



OUTSIDE

There is a small garden area to the front of the property and a side drive leads onwards to the detached single garage. The rear garden is lawned with a patio area and summerhouse.



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

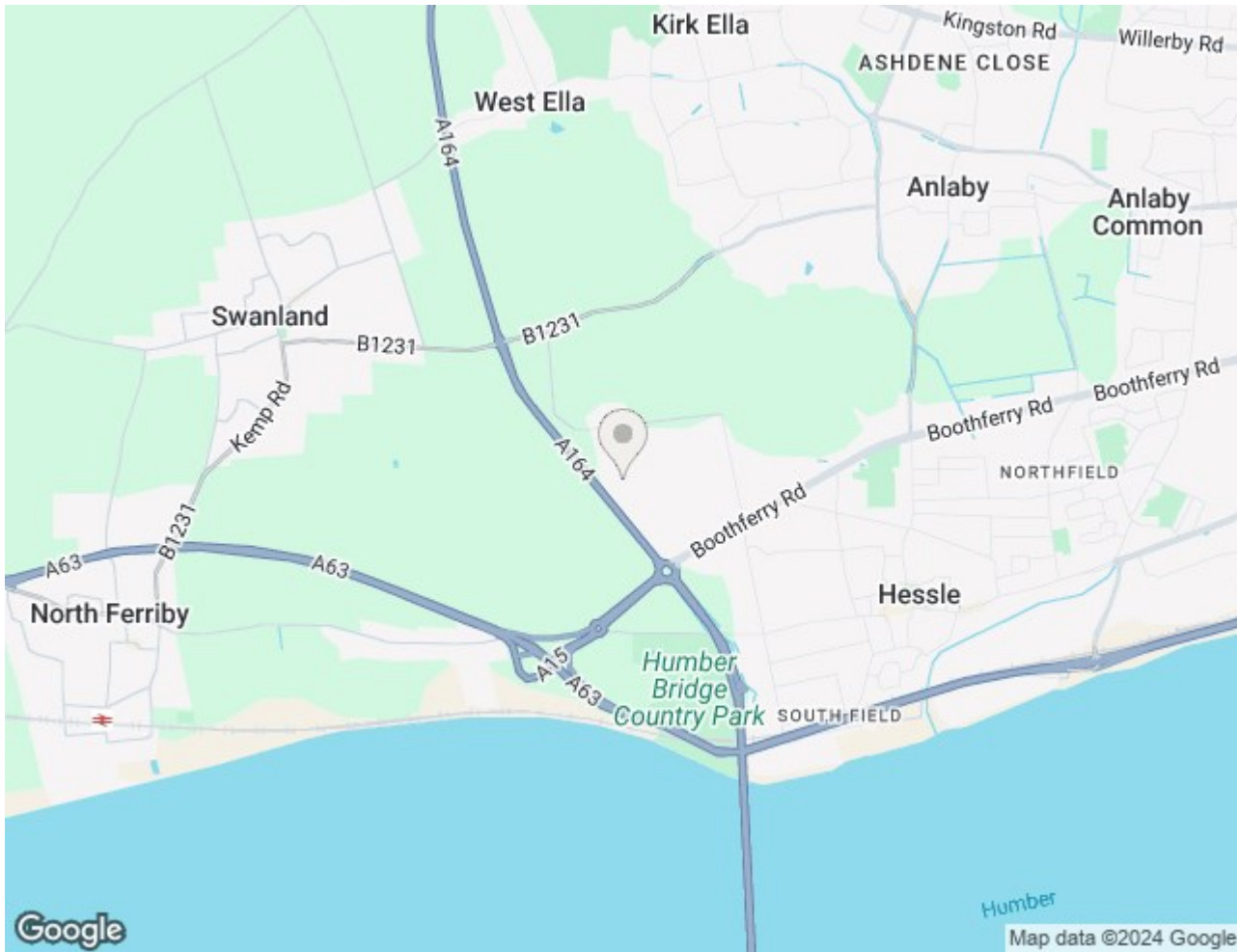
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

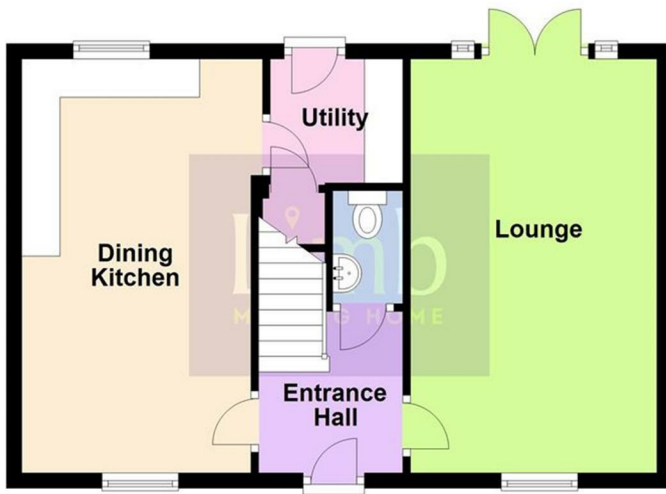
VALUATION SERVICE

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. 44.8 sq. metres (482.7 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.2 sq. feet)



Total area: approx. 89.7 sq. metres (965.9 sq. feet)

