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**Limb**  
MOVING HOME



*18 Northwood Drive, Hessle, East Yorkshire, HU13 0TA*

- 📍 Modern Detached House
- 📍 Five Beds/Four Baths
- 📍 No Chain Involved
- 📍 Council Tax Band = F
- 📍 Contemporary Kitchen & Utility
- 📍 Westerly Rear Garden
- 📍 Versatile Accommodation
- 📍 Freehold / EPC = D

*Offers Over £385,000*

## INTRODUCTION

This modern detached home enjoys an attractive cul-de-sac position within this popular residential development and is offered with no onward chain and immediate vacant possession. Ideal for versatile family occupation, the property has been extended and remodelled at ground floor level to include an addition day room plus a garage conversion which ensuite shower room and fitted wardrobes - ideal for a ground floor bedroom suite or additional sitting room. The accommodation is depicted on the attached floorplan and briefly comprises a spacious entrance hallway, bedroom/sitting room complete with built in wardrobes and ensuite shower room, lounge, dining room, day room, contemporary breakfast kitchen and utility. Upon the first floor are five bedrooms, two with ensuites and a separate bathroom. The accommodation has the benefit of gas central heating and double glazing.

A lawned garden extends to the front adjacent to which is a twin driveway. The rear garden enjoys a westerly aspect and is lawned with patio areas.

## LOCATION

Northwood Drive is a popular cul-de-sac which forms part of the modern and much sought after development of Tranby Park off Jenny Brough Lane, 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 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 Amtico flooring and staircase leading up to the first floor.





## BEDROOM SUITE/SITTING ROOM

17'1" x 12'5" approx (5.21m x 3.78m approx)  
With fitted wardrobes and windows to front elevation.



## ENSUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush WC.



## LOUNGE

18'2" x 11'0" approx (5.54m x 3.35m approx)  
With feature fire surround housing a coal effect gas fire. Amtico flooring and window to front elevation. Double doors lead from the hallway and an archway leads through to the dining room.



## DINING ROOM

11'7" x 9'4" approx (3.53m x 2.84m approx)  
With Amtico flooring and double doors leading out to the rear garden.



## BREAKFAST KITCHEN

17'3" x 11'10" approx (5.26m x 3.61m approx)  
Having a range of contemporary base and wall units with granite worksurfaces, inset sink and drainer, integrated oven, microwave, five ring gas hob with filter hood above and dishwasher. Inset spot lights, tiled floor and double doors leading out to the rear garden.



## UTILITY ROOM

With contemporary fitted units, sink and drainer, built in rubbish bins, plumbing for a washing machine, space for a tumble dryer, tiled floor.



## DAY ROOM

14'7" x 7'10" approx (4.45m x 2.39m approx)

Accessed off the breakfast kitchen, cantilever window to rear elevation.



## FIRST FLOOR

### LANDING

With cylinder cupboard.



## BEDROOM 1

12'3" x 11'1" approx (3.73m x 3.38m approx)  
With fitted wardrobes and dressing table. Window to front elevation.



## ENSUITE BATHROOM

With suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush WC. Tiled surround and tiling to floor, window to side.



## BEDROOM 2

11'7" x 10'9" approx (3.53m x 3.28m approx)  
With fitted wardrobes and window to rear.



## ENSUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush WC. Tiled surround and tiling to floor.



## BEDROOM 3

13'1" x 8'8" approx (3.99m x 2.64m approx)  
With fitted wardrobe and window to front.



## BEDROOM 4

11'5" x 8'8" approx (3.48m x 2.64m approx)  
With fitted wardrobe, cupboards and dressing table. Window to rear.



## BEDROOM 5

8'10" x 6'7" approx (2.69m x 2.01m approx)  
Window to front.



## SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin with vanity unit and drawers, low flush W.C., half tiling to walls, tiled floor, window to rear.





## OUTSIDE

A lawned garden extends to the front and a twin width drive providing parking. The rear, the garden enjoys a westerly aspect and incorporated a lawn with patio areas and 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 F. 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

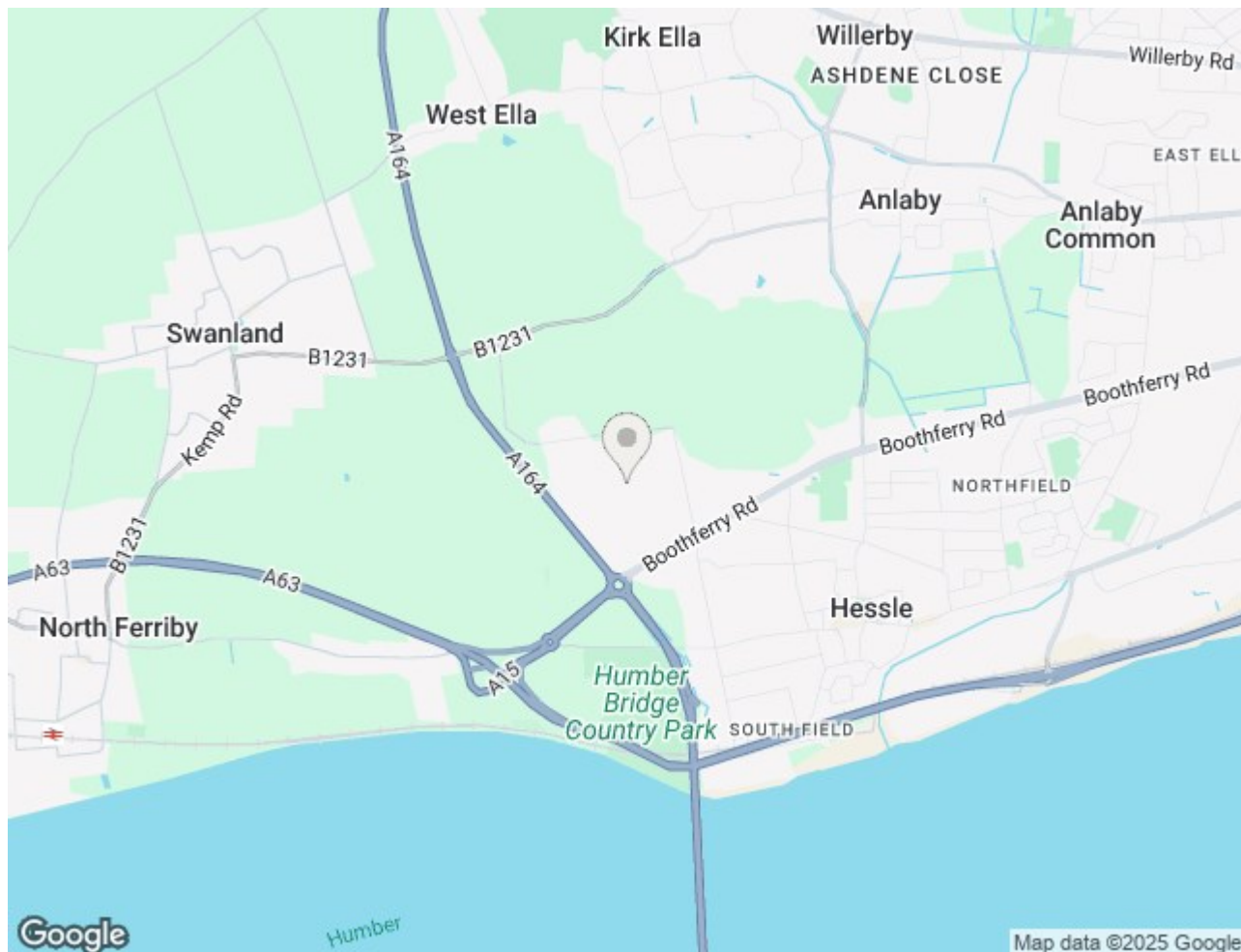
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

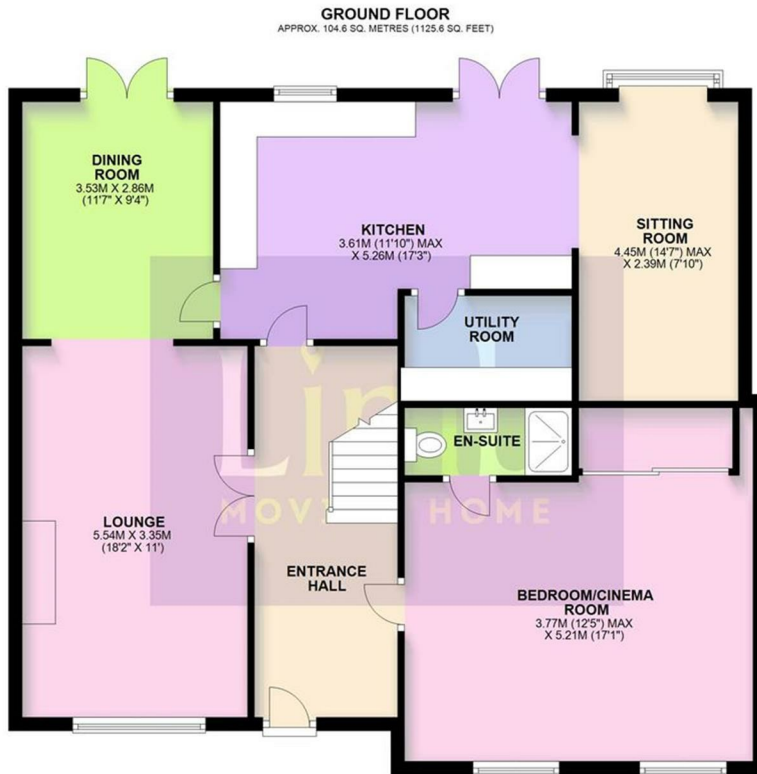
## PHOTOGRAPH DISCLAIMER

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.






TOTAL AREA: APPROX. 178.5 SQ. METRES (1921.9 SQ. FEET)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

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