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Limb
MOVING HOME



62 Station Road, Hessle, East Yorkshire, HU13 0BG

- 📍 Semi-Detached House
- 📍 Extensive Plot
- 📍 Great Potential!
- 📍 Council Tax Band = C

- 📍 Three Reception Rooms
- 📍 Three Bedrooms
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC = D

£275,000

INTRODUCTION

Offering fantastic potential is this semi-detached house situated within a plot extending to 0.2 acres. An extensive driveway extends to the front and side and there is a large lawned garden to the rear. The property itself offers a great opportunity to extend and remodel (subject to appropriate planning permissions). Depicted on the attached floorplan, the accommodation comprises an entrance porch, entrance hallway, lounge with bay window, sitting/dining room, conservatory, kitchen and W.C. Upon the first floor are three bedrooms and a spacious bathroom.

A lawned garden extends to the front and a driveway provides fantastic parking and leads onwards to the large detached garage. A lawned garden extends to the rear.

LOCATION

The property can be found on Station Road between Chestnut Avenue and Southfield within Hessle. This established setting lies within walking distance of the bustling centre of Hessle where a superb range of shops and amenities are to be found including fine restaurants, cafes, bars, boutique shops, delicatessen, supermarket, newsagent, banks, chemist, gift shops, hair/beauty salons, health centre, take-aways and more, all of which make the Southfield area a truly desirable place to live. Situated approximately five miles to the west of Hull city centre, on the banks of the River Humber, Hessle benefits from excellent road and rail links with its own railway station, regular bus service and immediate access to the Clive Sullivan dual carriage way leading into Hull or the national motorway network. The iconic Humber Bridge is situated nearby providing easy access to North Lincolnshire and Humberside Airport. Public and private schooling for all ages is available locally in addition to many recreational facilities.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With door to:

ENTRANCE HALLWAY

A staircase leads up to the first floor with cupboard under.

LOUNGE

12'10" x 11'11" approx (3.91m x 3.63m approx)

Measurements extend into the bay window to the front elevation.

Feature fire surround with coal effect gas fire.



SITTING/DINING ROOM

14'11" x 11'3" approx (4.55m x 3.43m approx)
With brick fireplace housing an electric fire.



CONSERVATORY

11'2" x 8'3" approx (3.40m x 2.51m approx)
With patio doors to the rear garden.



KITCHEN

12'5" x 5'9" approx (3.78m x 1.75m approx)
With fitted base and wall units, laminate worksurfaces, sink and drainer with mixer tap, cooker point, space for fridge/freezer, plumbing for a washing machine. Window and external access door to side.



CLOAKS/W.C.

With low flush W.C. and wash hand basin.

FIRST FLOOR

LANDING

With loft access hatch and storage cupboard housing the gas central heating boiler.

BEDROOM 1

11'5" x 10'8" approx (3.48m x 3.25m approx)
With built in wardrobes and bay window to front.



BEDROOM 2

11'4" x 11'5" approx (3.45m x 3.48m approx)
With built in wardrobes and window to rear.



BEDROOM 3

8'3" x 6'1" approx (2.51m x 1.85m approx)
Window to front.

BATHROOM

With suite comprising a bath with shower over, wash hand basin and low flush W.C. Storage cupboard. Window to side.



OUTSIDE

A lawned garden extends to the front and a driveway provides fantastic parking and leads onwards to the large detached garage. A large lawned garden extends to the rear with fencing to the boundary and attractive orchard to the rear.



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

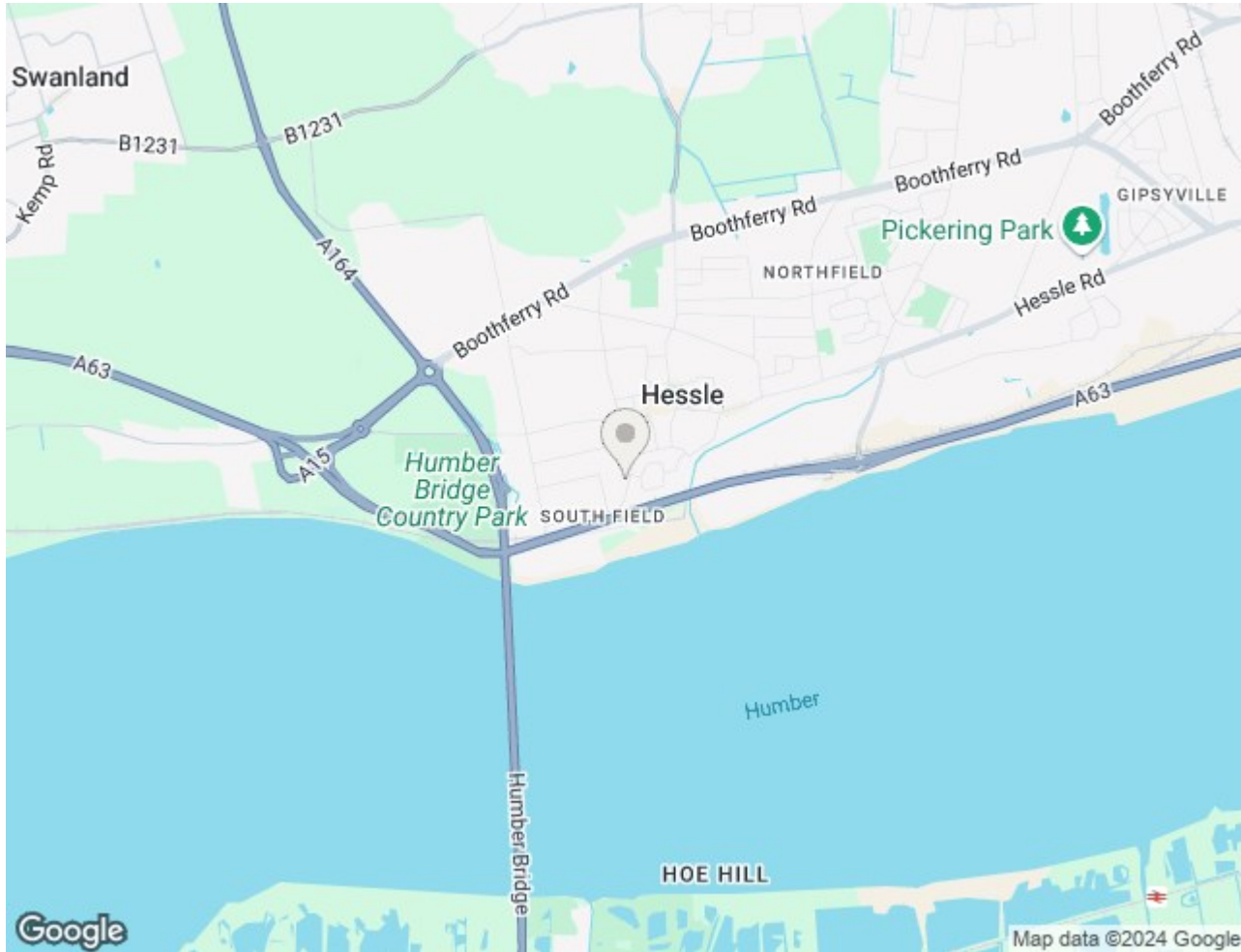
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

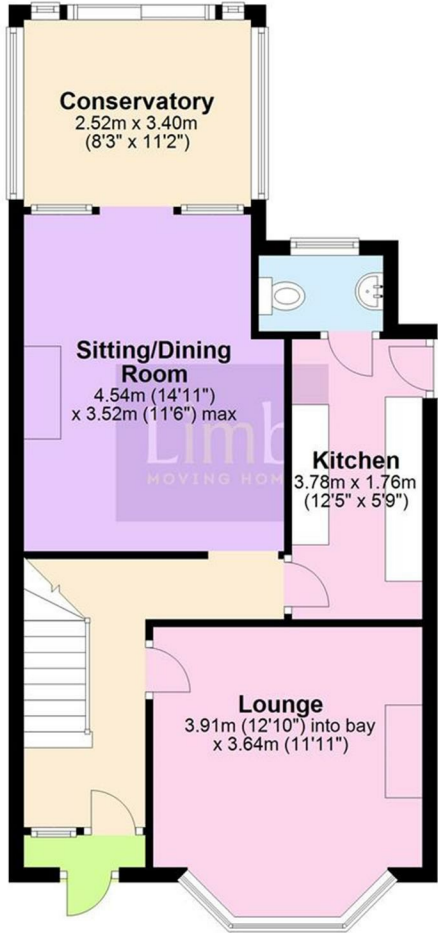
VALUATION SERVICE

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.



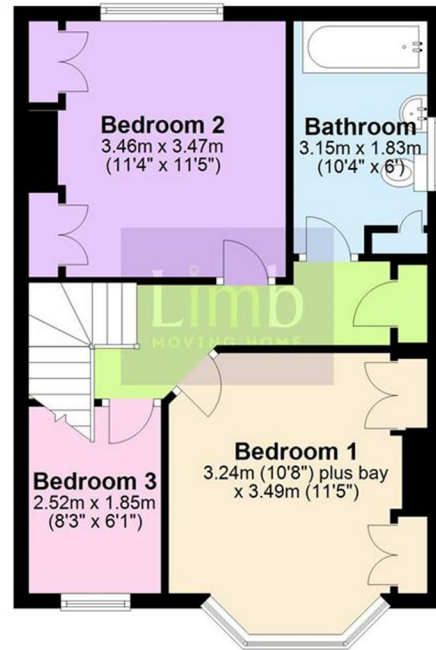
Ground Floor

Approx. 54.9 sq. metres (590.6 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.3 sq. feet)



Total area: approx. 97.0 sq. metres (1043.8 sq. feet)

