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Limb
MOVING HOME



15 Sunningdale Road, Hessle, East Yorkshire, HU13 9BN

- 📍 Semi-Detached House
- 📍 Open Plan Living
- 📍 Separate Lounge
- 📍 Council Tax Band = C

- 📍 Utility & Cloaks/W.C.
- 📍 Three Bedrooms
- 📍 Landscaped Rear Garden
- 📍 Freehold / EPC = D

Offers Over £180,000

INTRODUCTION

Situated along the popular street scene of Sunningdale Road in Hessle is this semi-detached property offering well presented accommodation with a lovely rear garden. The property has the benefit of gas central heating, uPVC double glazing and the accommodation briefly comprises an entrance hallway, lounge with bay window, dining kitchen which is open-plan to a living area with French doors out to the garden, utility room and cloaks/WC. At first floor level, there are three bedrooms and a modern bathroom with shower facility.

To the front of the property is a block paved garden area and a path with gate to the side gives access to the rear garden. The rear garden has been set out for ease of maintenance with a small lawned area, grey slate and raised contemporary bedding planters with built in seating areas. There is a garden shed and space to the side for bin storage.

LOCATION

Sunningdale Road is a popular street scene situated off Beverley Road, a well favoured residential district. 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 HALL

With staircase leading up to the first floor and open storage under.

LOUNGE

11'11" x 11'6" approx (3.63m x 3.51m approx)

With feature fire surround housing an electric fire. Bay window to front, double doors open through to the dining kitchen.



DINING KITCHEN

17'0" x 7'6" approx (5.18m x 2.29m approx)



KITCHEN AREA

Having a range of modern fitted base and wall units with contrasting worksurfaces, sink and drainer with mixer tap, tiled splashbacks, oven, four ring gas hob with filter hood above, fridge/freezer, slimline dishwasher and window to side.



DINING AREA



LIVING AREA

8'3" x 7'8" approx (2.51m x 2.34m approx)
With French doors leading out to the rear garden.



UTILITY ROOM

With fitted units, washing machine and window to side.

CLOAKS/WC

With low flush WC and wash hand basin. Tiling to walls.

FIRST FLOOR

LANDING

With window to side and loft access hatch with ladder to boarded and carpeted loft with skylight.

BEDROOM 1

10'11" x 10'4" approx (3.33m x 3.15m approx)
Plus bay window to front. Wardrobes included.



BEDROOM 2

10'11" x 9'2" approx (3.33m x 2.79m approx)
Window to rear. Wardrobes included.

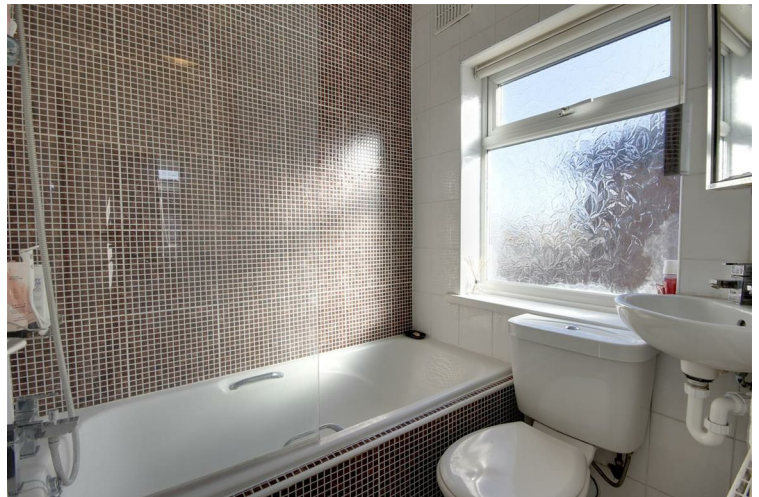


BEDROOM 3

6'9" x 5'7" approx (2.06m x 1.70m approx)
Window to front.

BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush WC. Window to side.



OUTSIDE

To the front of the property is a block paved garden area and a path with gate to the side gives access to the rear garden. The rear garden has been set out for ease of maintenance with a small lawned area, grey slate and raised contemporary bedding planters with built in seating areas. There is a garden shed and space to the side for bin storage.



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

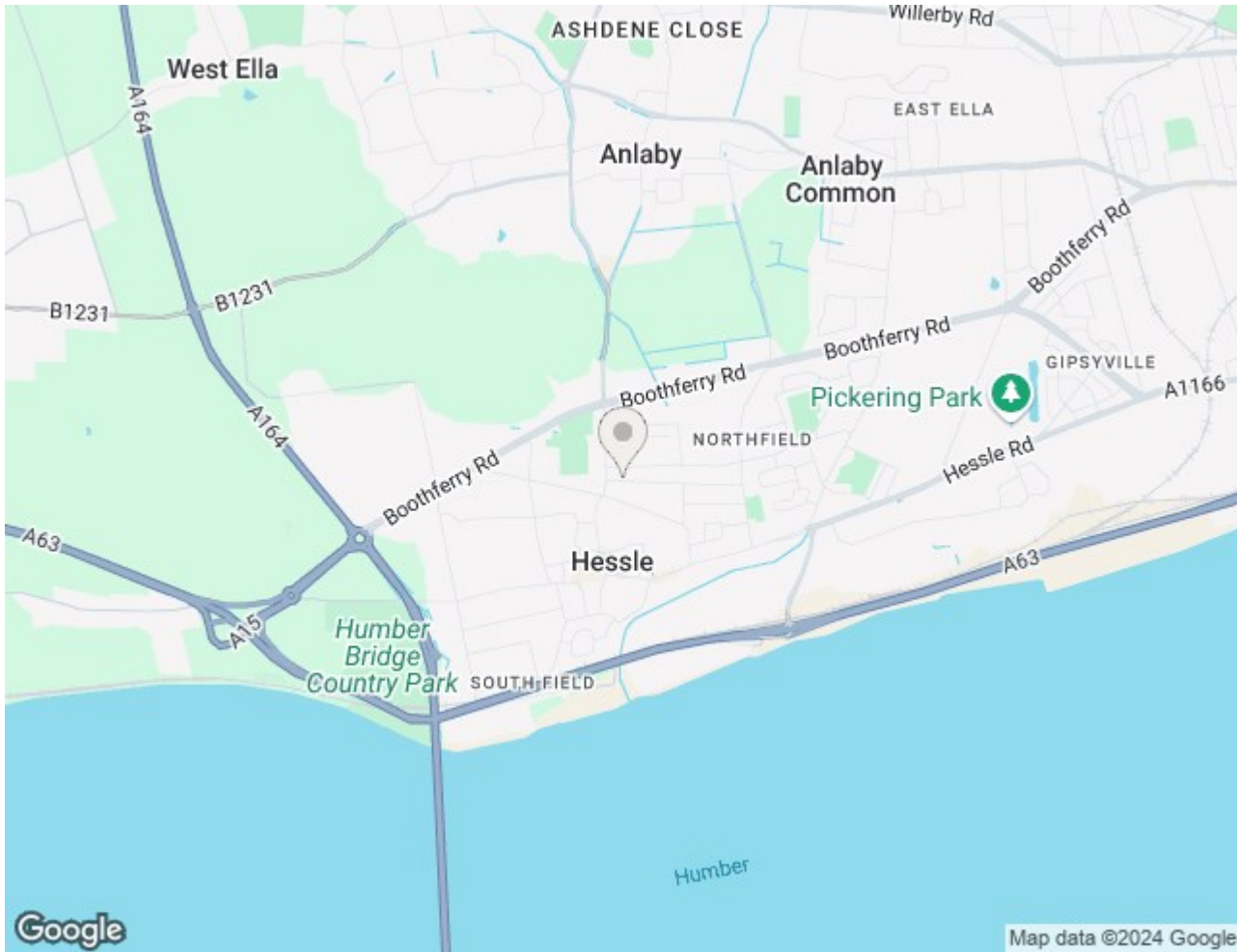
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

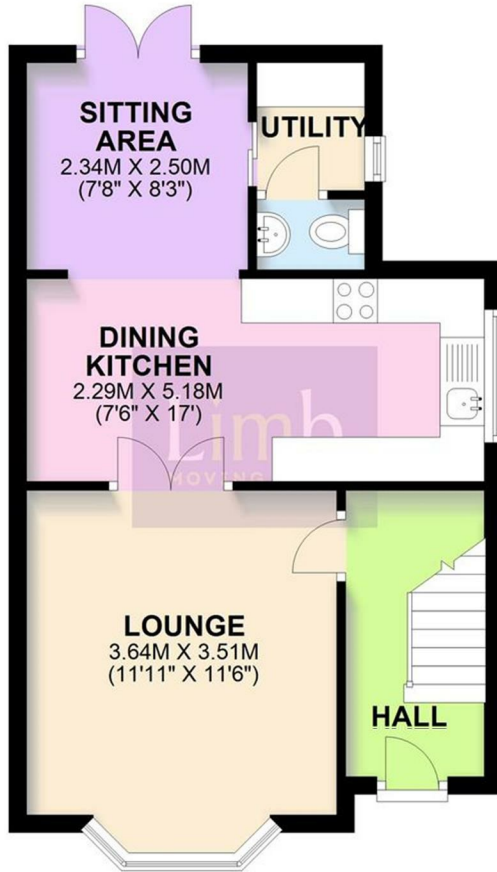
VALUATION SERVICE

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. 40.1 SQ. METRES (431.7 SQ. FEET)



FIRST FLOOR

APPROX. 31.4 SQ. METRES (338.0 SQ. FEET)



TOTAL AREA: APPROX. 71.5 SQ. METRES (769.8 SQ. FEET)
15 SUNNINGDALE RD, HESSLE

