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Limb
MOVING HOME



273 Boothferry Road, Hessle, East Yorkshire, HU13 0NQ

- 📍 Semi-Detached House
- 📍 Extended Accommodation
- 📍 Lounge & Sitting Room
- 📍 Council Tax Band = C
- 📍 Modern Dining Kitchen
- 📍 South Facing Garden
- 📍 Excellent Parking
- 📍 Freehold/ EPC = D

£275,000

INTRODUCTION

Introducing this recently modernised semi-detached property located in the sought-after area of Hessle. This fantastic home boasts extended accommodation with a modern dining kitchen, spacious lounge, and separate sitting room - perfect for entertaining guests or relaxing with the family.

The property features three bedrooms and a stylish shower room, providing comfortable living space for any family. With a south facing rear garden and a driveway for up to three cars, there is ample outdoor space for enjoying the sunny days.

The property benefits from gas central heating, uPVC double glazing and the attached floorplan provides an easy view of the layout.

LOCATION

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.

LOUNGE

11'5" x 10'9" approx (3.48m x 3.28m approx)
Measurements up to bay window to the front elevation. Feature chimney breast with oak mantle.



SITTING ROOM

17'4" x 10'7" approx (5.28m x 3.23m approx)

With window to side and opening through to the dining kitchen.



DINING KITCHEN

16'3" x 8'7" approx (4.95m x 2.62m approx)

Featuring a range of contemporary base and wall units with solid beech worktops, one and a half bowl sink and drainer with mixer tap, plus a host of integrated appliances including a double oven, induction hob with extractor above, and a dishwasher. There is plumbing for a washing machine and space for tumble dryer. There is ample space for a dining table and chairs and French doors open out to the rear garden.



KITCHEN AREA



FIRST FLOOR

LANDING

With loft access hatch and window to side.

BEDROOM 1

10'9" x 9'5" approx (3.28m x 2.87m approx)
Measurements up to fitted wardrobes. Bay window to front.



BEDROOM 2

10'9" x 10'1" approx (3.28m x 3.07m approx)
With fitted wardrobe and window to rear.



BEDROOM 3

6'11" x 6'9" approx (2.11m x 2.06m approx)
Window to rear.

SHOWER ROOM

With contemporary suite comprising a walk in shower, fitted cabinets with wash hand basin and low flush W.C., tiled surround, inset spot lights and window to front elevation.



OUTSIDE

To the front of the property is a good sized driveway providing parking for up to three cars. The driveway leads to the side and gates provide access to the rear garden and further hard standing ideal for conversion to a patio area or erection of a garage. The garden enjoys a southerly aspect and is mainly lawned with patio area and shed. There is also a summerhouse with power and light installed.



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

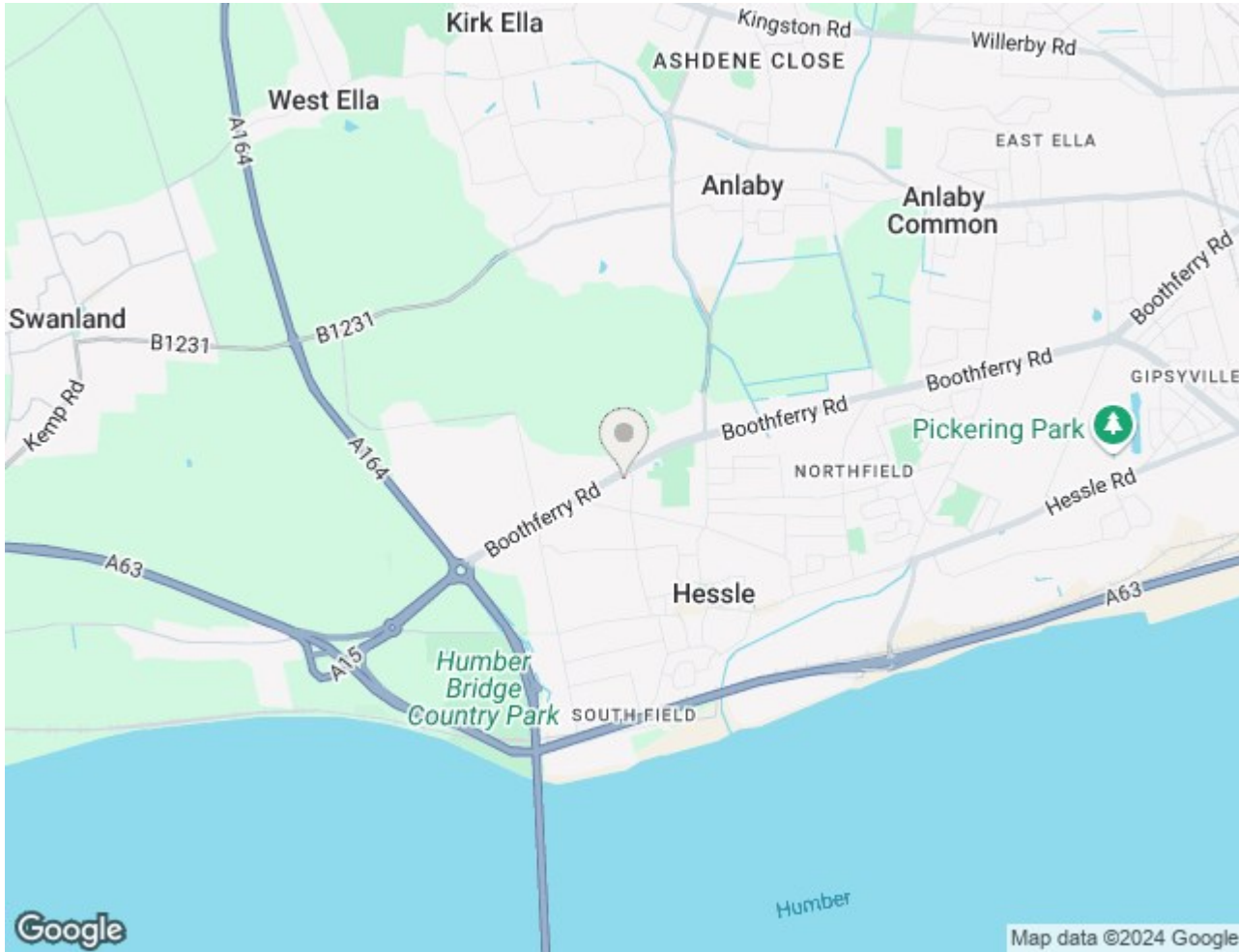
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

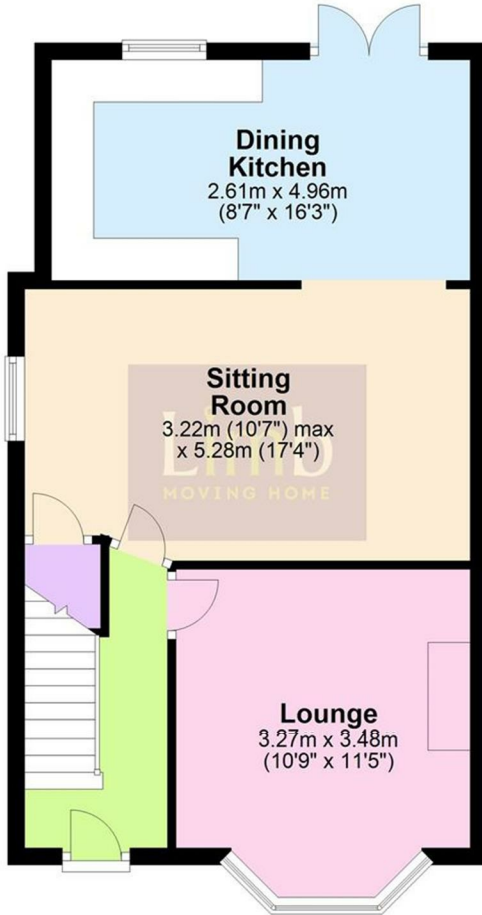
VALUATION SERVICE

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.



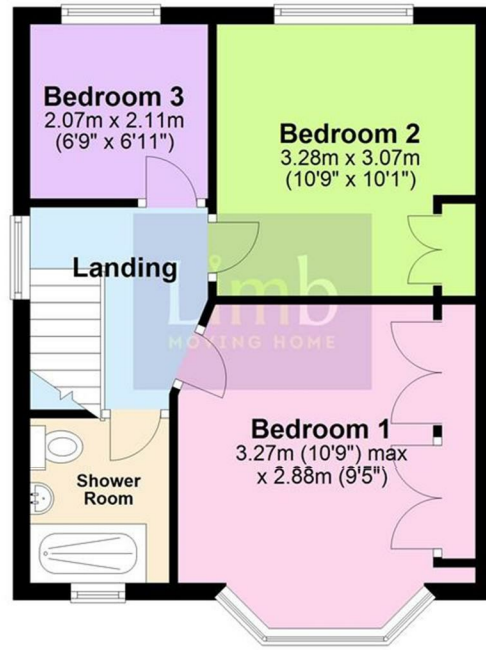
Ground Floor

Approx. 48.6 sq. metres (522.6 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



Total area: approx. 83.9 sq. metres (902.7 sq. feet)

