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Limb
MOVING HOME



14 Headlands Drive, Hessle, East Yorkshire, HU13 0JR

- 📍 Individual Detached House
- 📍 Large Plot
- 📍 Currently 4 Bedrooms
- 📍 Council Tax Band = E
- 📍 Further Potential
- 📍 Highly Regarded Location
- 📍 Viewing Recommended
- 📍 Freehold/EPC = E

£395,000

INTRODUCTION

This individual detached house affords great potential. The property stands in a good sized plot of approximately 0.22 acre within the highly regarded cul-de-sac setting of Headlands Drive, itself situated off Boothferry Road. Currently the accommodation provides four bedrooms, as depicted on the attached floorplan, and extends overall to approx. 1,600 sq. feet. The property would benefit from some refurbishment to create a lovely family home, however given the size of the plot would also be ideal for remodelling/extending subject to appropriate permissions being obtained. The property is bounded by mature hedges which provide privacy and gardens surround the house. A driveway provides plenty of parking and access to the detached single garage. In all, a very interesting proposition and early viewing is strongly recommended.

LOCATION

Headlands Drive is a highly regarded residential area situated off Weelsby Way, Boothferry Road which lies to the north west of Hessle Centre. The property is well placed for Hessle's good range of shops and amenities. Convenient access is available to the Humber Bridge, Hull city centre to the east and the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A central hallway with stairs leading up to the first floor.

CLOAKS/WC

With low level WC and wash hand basin.

LOUNGE

20'0 x 12'2 approx (6.10m x 3.71m approx)

A triple aspect room with windows overlooking the rear garden and door leading out to a patio. There is a tiled fireplace housing a gas fire.



DINING/SITTING ROOM

16'0 x 12'0 approx (4.88m x 3.66m approx)

Dual aspect room with windows to two elevations, feature tiled fireplace with gas fire to chimney breast.



BREAKFAST KITCHEN

20'0 x 9'9 approx (6.10m x 2.97m approx)

An extended room, the kitchen has a range of fitted base and wall mounted units with tiled work surfaces. There is a one and a half sink and drainer, integrated double oven, four ring gas hob, filter hood above, plumbing for automatic washing machine. Windows to front and side, and an external access door.



FIRST FLOOR

LANDING

Window to side elevation.

BEDROOM 1

16'0 x 12'0 approx (4.88m x 3.66m approx)
Windows to front and side elevations. Fitted wardrobes.



BEDROOM 2

12'2 x 11'6 approx (3.71m x 3.51m approx)
Fitted wardrobes and drawers, window to side elevation.



BEDROOM 3

14'1 x 9'0 approx (4.29m x 2.74m approx)
Window to front elevation.

BEDROOM 4

12'2 x 8'2 approx (3.71m x 2.49m approx)
Window to side elevation.

BATHROOM

Tiling to the walls and floor, bath with shower over, wash hand basin, cylinder cupboard to corner.



WC

With low level WC.

OUTSIDE

Mature hedges to the boundaries provide privacy. A driveway leads to a single detached garage. Gardens surround the property and are predominantly lawned, complemented by patio areas.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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

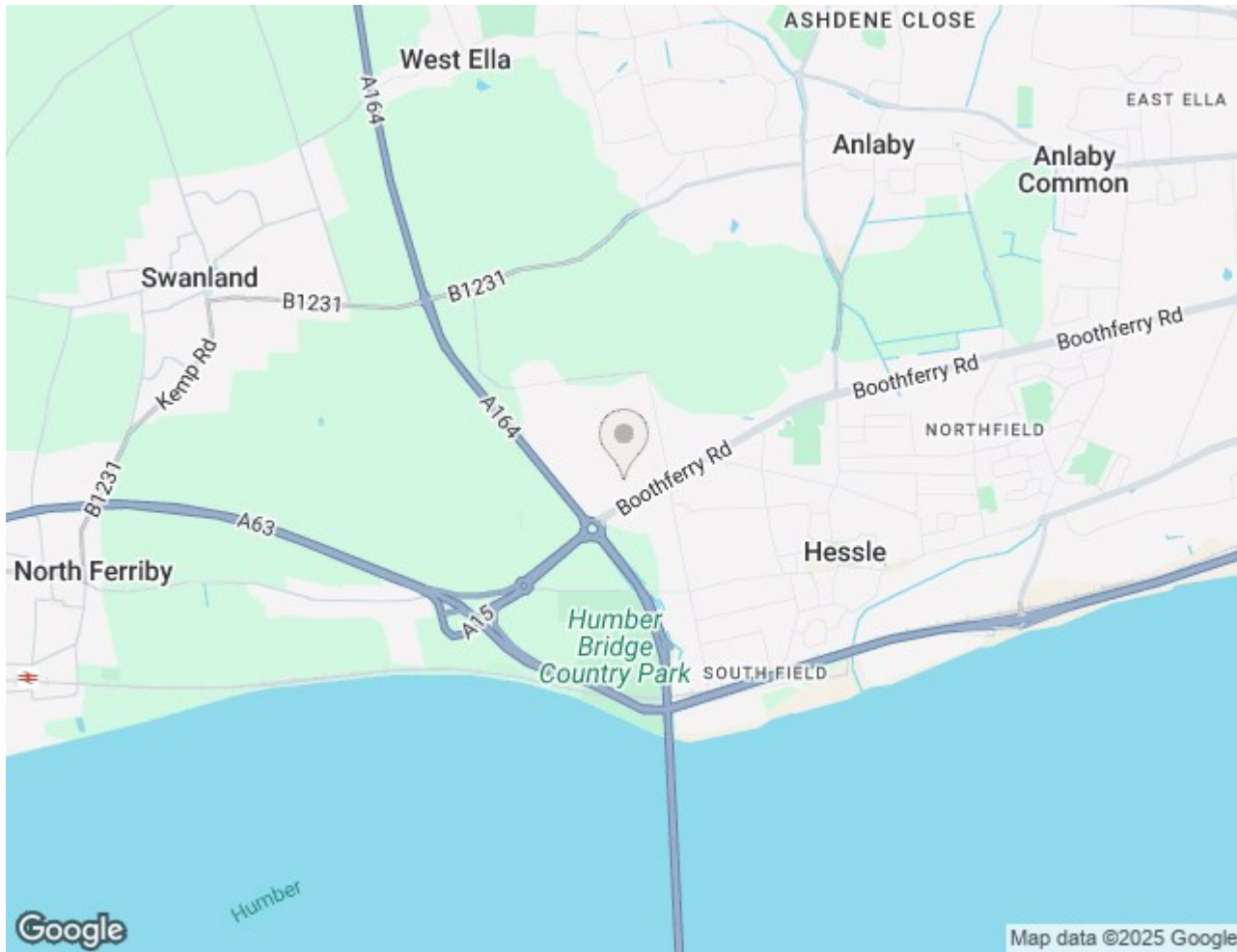
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



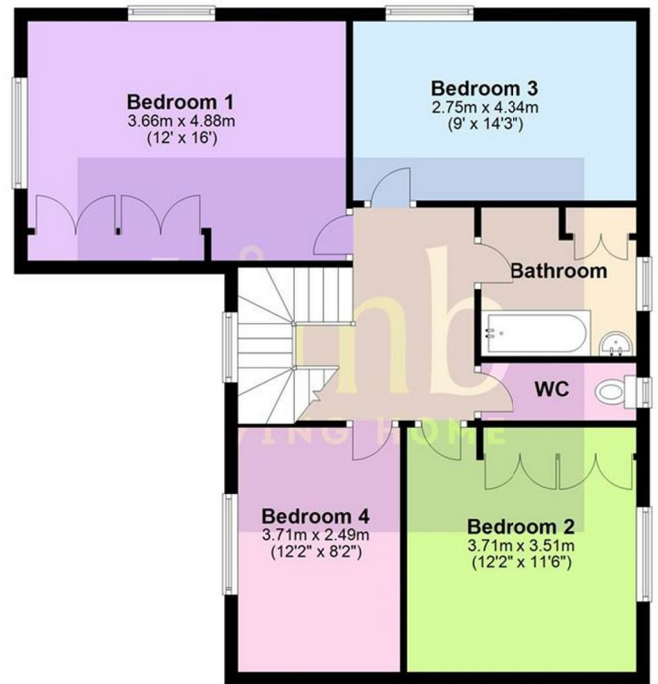
Ground Floor

Approx. 75.7 sq. metres (815.0 sq. feet)




First Floor

Approx. 72.2 sq. metres (777.4 sq. feet)



Total area: approx. 147.9 sq. metres (1592.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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