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**Limb**  
MOVING HOME



*4 Rosner Drive, Hessle, East Yorkshire, HU13 0GS*

- 📍 Detached
- 📍 Family Home
- 📍 4 Beds/2 Baths
- 📍 Council Tax Band = E

- 📍 Modern Kitchen
- 📍 South Facing Garden
- 📍 Garden Chalet
- 📍 Freehold/EPC = B

**£380,000**



## INTRODUCTION

This great family home forms part of a highly desirable modern development built by the award winning Messrs Beal Homes. Standing on a good sized plot and enjoying a south facing garden, this well designed 4 bedroomed detached house has many features including a superb garden chalet, ideal for entertaining/relaxing or alternative use such as gym/home office etc.. The layout is depicted on the attached floorplan and briefly comprises a central hallway, lounge with bay window, dining kitchen with integrated appliances and breakfast bar area, utility room and cloaks/W.C.. Upon the first floor, the galleried landing provides access to all four good sized bedrooms and bathroom. There is an en-suite shower room to bed 1. Gas fired central heating and uPVC double glazing are installed. The development affords a feeling of space and maturity with the property being well set back from the road with a lawned garden and a driveway providing parking and access to the single garage. The rear south facing garden has been largely set out for ease of maintenance with two substantial paved patio areas and a central artificial lawn. The timber garden chalet measures approximately 21'4" x 11'4" (internal) and incorporates a bar area and a W.C.. In all, an ideal family home of which early viewing is strongly recommended.



## LOCATION

Rosner Drive forms part of the recent "Paddocks" development by Messrs. Beal Homes. The development is accessed from Boothferry Road close to it's junction with the A15/A164 and with easy access to the Humber Bridge and A63. 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, newsagents, bank, gift shop and health centre. Local schooling includes primary at Hessle All Saints Church of England and Hessle Penshurst and secondary schooling is at Hessle High School. Hessle 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 stairs to first floor off.



## LOUNGE

10'8" x 13'6" approx (3.25m x 4.11m approx)  
Plus bay window to front elevation.



## DINING KITCHEN

21'0" x 9'0" approx (6.40m x 2.74m approx)  
Situated to the rear of the house with a window overlooking the garden and double doors leading out to the patio. The contemporary kitchen has an extensive range of fitted units with quartz work surfaces and there is an integrated oven, microwave, induction hob with ceiling mounted extractor hood, fridge freezer and dishwasher.





## UTILITY ROOM

With fitted units, plumbing for automatic washing machine and space for further appliance. Wall mounted gas fired central heating boiler. External access door to side.



## W.C.

With low level W.C. and wash hand basin, tiled surround, heated towel rail.



## GALLERIED LANDING



## BEDROOM 1

13'5" x 9'5" approx (4.09m x 2.87m approx)  
With fitted wardrobes having sliding fronts. Window to front elevation.



## EN-SUITE SHOWER ROOM

With low level W.C., pedestal wash hand basin, shower cubicle, tiling to the walls and floor, over stairs cupboard.



## BEDROOM 2

11'5" x 10'2" approx (3.48m x 3.10m approx)  
Window to rear elevation.



## BEDROOM 3

11'4" x 10'3" approx (3.45m x 3.12m approx)  
Fitted wardrobe, window to front elevation.



## BEDROOM 4

11'6" x 9'5" approx (3.51m x 2.87m approx)  
Window to rear elevation.

## BATHROOM

With suite comprising panelled bath, cupboards with inset wash hand basin and W.C., tiled surround, heated towel rail.



## OUTSIDE

The development affords a feeling of space and maturity with the property being well set back from the road with a lawned garden and a driveway providing parking and access to the single garage. The rear garden has been largely set out for ease of maintenance with two substantial paved patio areas and a central artificial lawn. The timber clad garden chalet measures approximately 21'4" x 11'4" (internal) and incorporates a bar area and a W.C..





## TIMBER GARDEN CHALET

21'4" x 11'4" approx (6.50m x 3.45m approx)

Timber clad and insulated, this is an ideal space for either entertaining or relaxing or indeed, alternative use of gym or home office. There is currently air conditioning/heating installed. Tiling to the floor, bar area with cupboards and to one corner is a separate W.C. and wash hand basin.



## 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 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

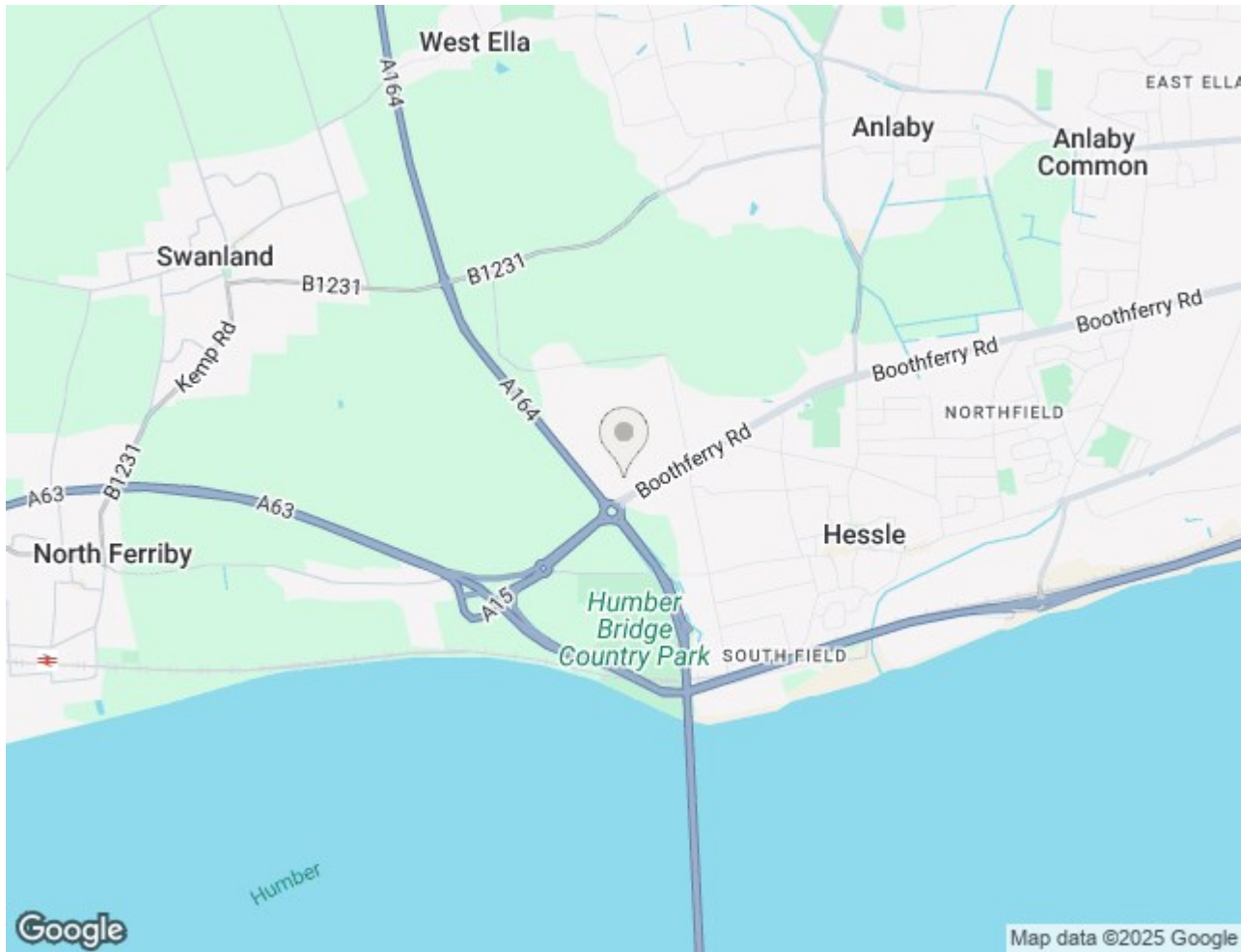
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

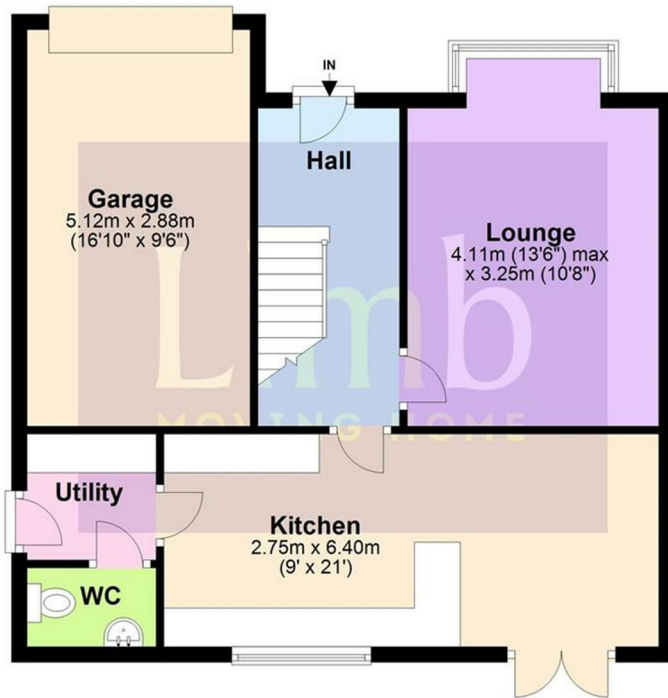
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





## Ground Floor

Approx. 60.3 sq. metres (648.7 sq. feet)




## First Floor

Approx. 60.1 sq. metres (646.9 sq. feet)



Total area: approx. 120.4 sq. metres (1295.5 sq. feet)  
4 Rosner Drive

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	