

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*12 Northwood Drive, Hessle, East Yorkshire, HU13 0TA*

- 📍 Detached Family Home
- 📍 Five Beds/Three Baths
- 📍 Three Reception Rooms
- 📍 Council Tax Band = F
- 📍 Modern Dining Kitchen
- 📍 Utility Room
- 📍 Drive & Double Garage
- 📍 Freehold / EPC = C

**£375,000**

## INTRODUCTION

Ideal for family occupation, early viewing is strongly recommended of this well presented modern detached home. Situated towards the end of this cul-de-sac setting, the property provides good parking and has the added advantage of a double garage. The family accommodation boasts gas central heating, uPVC double glazing, Karndean flooring and fitted wardrobes to the three largest bedrooms. The accommodation briefly comprises an entrance hallway with cloaks/wc, a formal lounge, dining room, uPVC rear conservatory and a dining kitchen with granite worktops plus a separate utility room. At first floor level, there are five bedrooms, the main two of which have ensuite bath/shower facilities and there is a separate shower room. Good parking is available to the front with gardens extending to the front and rear elevations incorporating lawned area and a large patio area.

## LOCATION

Northwood Drive is a popular cul-de-sac which forms part of the modern and much sought after development of Tranby Park off Jenny Brough Lane, Hessle. 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 HALLWAY

With staircase leading up to the first floor with cupboard under. Karndean flooring.



### CLOAKS/W.C.

With modern suite comprising a low flush W.C. and vanity unit with wash hand basin. Window to front.



## LOUNGE

18'4" x 10'11" approx (5.59m x 3.33m approx)

With Karndean flooring and windows to front and side elevations.



## KITCHEN

17'1" x 11'7" approx (5.21m x 3.53m approx)

Narrowing to 9'1" approx.

Having a range of modern base and wall units with granite worktops, inset sink unit with mixer tap, oven, four ring gas hob with filter hood above, integrated dishwasher, pantry/storage cupboard, Karndean flooring and French doors leading out to the rear garden. Ample space for a dining table and chairs.



## UTILITY

With fitted units, sink and drainer, plumbing for a washing machine, space for tumble dryer, wall mounted gas central heating boiler, Karndean flooring and external access door to side.

## DINING ROOM

11'8" x 9'4" approx (3.56m x 2.84m approx)  
With Karndean flooring and French doors leading through to the conservatory.



## CONSERVATORY

12'2" x 9'0" approx (3.71m x 2.74m approx)  
With Karndean flooring and doors opening out to the rear garden.



## FIRST FLOOR

### LANDING

With storage cupboard and loft access hatch.



## BEDROOM 1

12'1" x 11'5" approx (3.68m x 3.48m approx)  
With fitted wardrobes and window to front.



## EN-SUITE BATHROOM

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



## BEDROOM 2

11'6" x 10'7" approx (3.51m x 3.23m approx)  
With fitted wardrobes and window to rear.



## EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail, inset spot lights and shaver socket.



## BEDROOM 3

12'11" x 8'8" approx (3.94m x 2.64m approx)  
With fitted wardrobes and window to front.



## BEDROOM 4

11'6" x 8'10" approx (3.51m x 2.69m approx)  
Measurements to extremes. Window to rear.



## BEDROOM 5

8'9" x 6'6" approx (2.67m x 1.98m approx)  
Window to front.



## SHOWER ROOM

With modern suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Heated towel rail, inset spot lights and shaver socket. Window to rear.





## OUTSIDE

Good parking is available to the front with gardens extending to the front and rear elevations incorporating lawned area and a large patio area.



## 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 F. 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

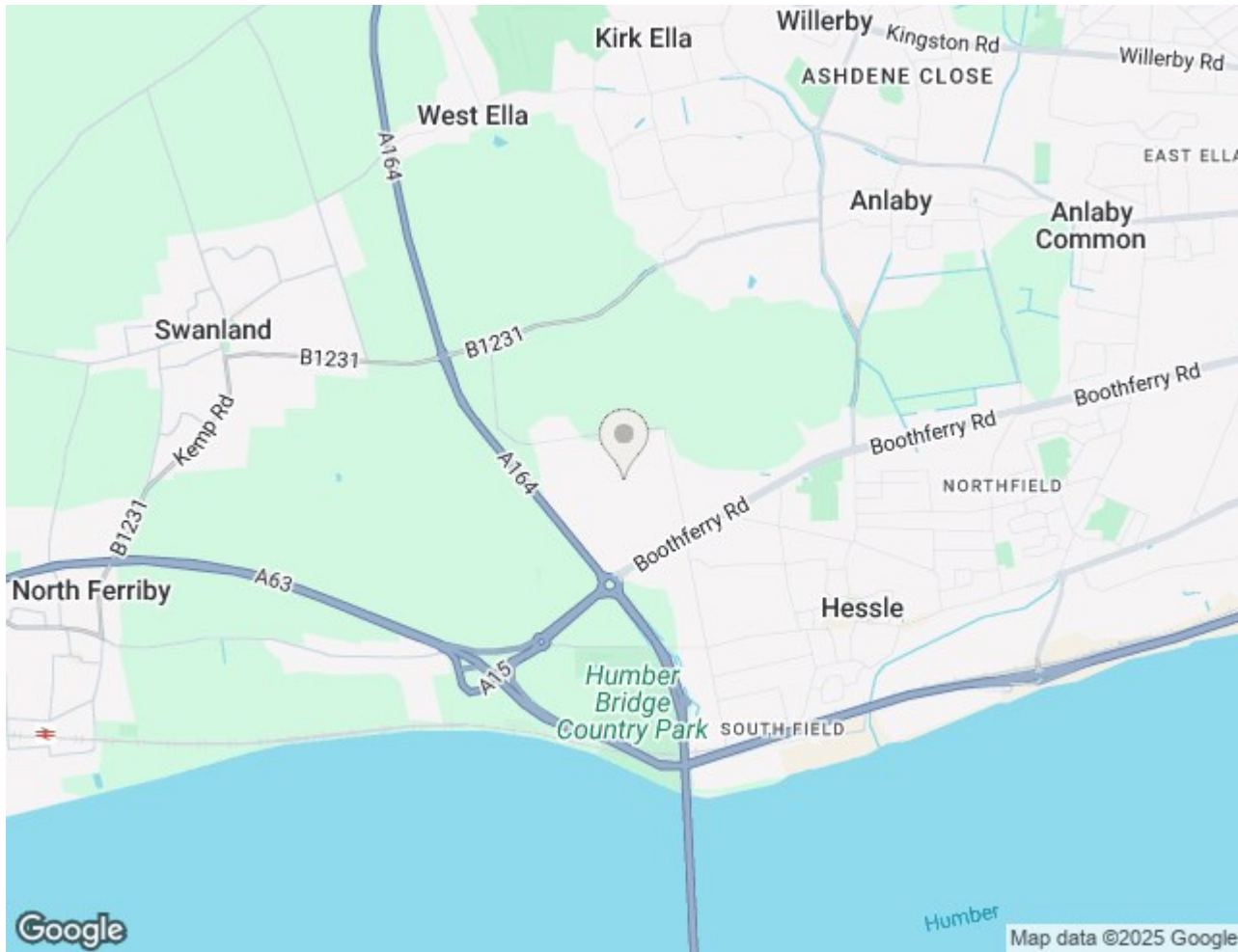
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

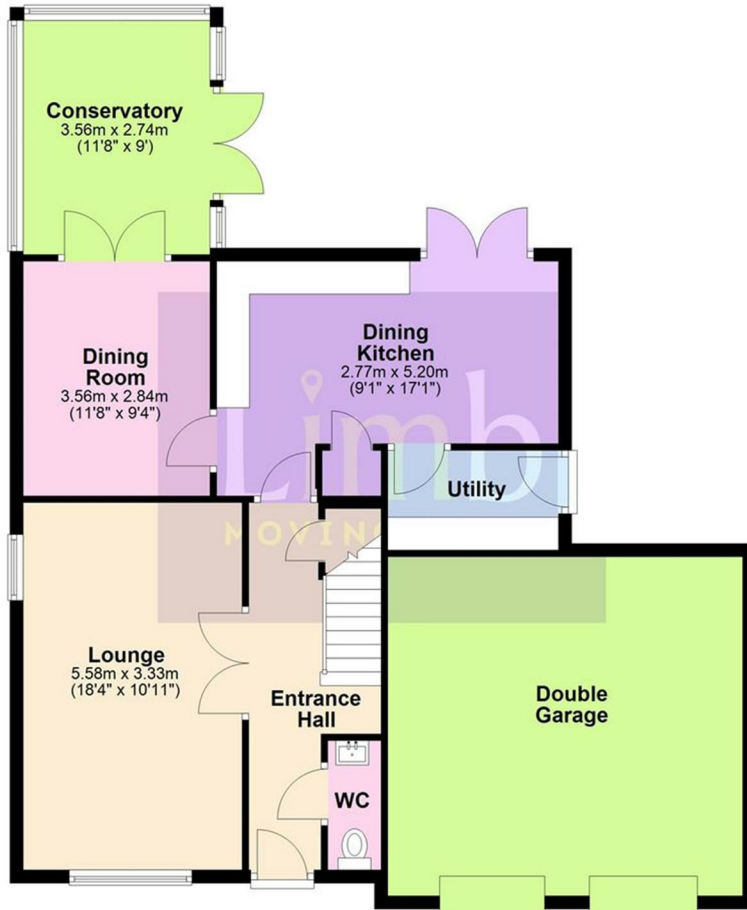
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





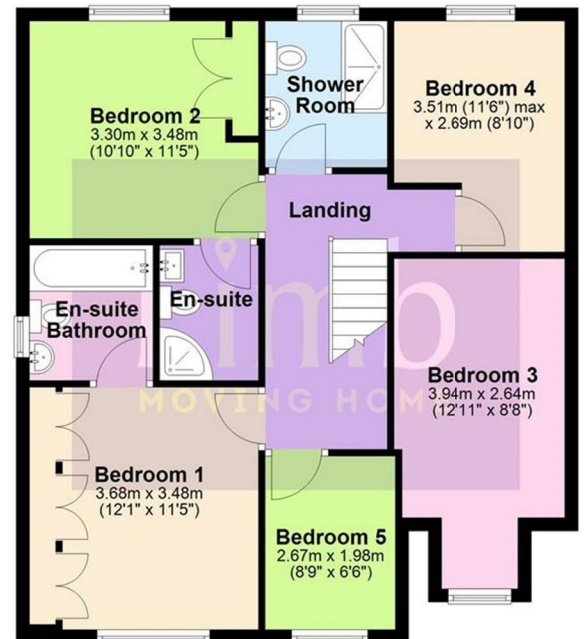
## Ground Floor

Approx. 100.7 sq. metres (1083.9 sq. feet)




## First Floor

Approx. 72.5 sq. metres (780.3 sq. feet)



Total area: approx. 173.2 sq. metres (1864.2 sq. feet)

## Energy Efficiency Rating

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