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**Limb**  
MOVING HOME



*18 Waudby Close, Hessle, East Yorkshire, HU13 0QW*

- 📍 Superb Detached House
- 📍 3 Spacious Bedrooms
- 📍 Luxurious Bed 1
- 📍 Council Tax Band = D
- 📍 Great Outdoor Space
- 📍 Feature Dining Kitchen
- 📍 Excellent Parking
- 📍 Freehold/EPC = B

**£285,000**

## INTRODUCTION

This stunning modern detached house has so many features and early viewing is a must. Attractively designed, the layout is depicted on the attached floorplan and includes a fabulous dining kitchen with doors out to the garden, lounge, utility room and cloaks/W.C.. There are three good sized bedrooms including the main which is particularly luxurious having a "walk in" wardrobe and an en-suite. There is a stylish 4 piece bathroom with separate shower. The property is also to be enjoyed outside with an extensive composite decked patio and undercover entertaining/barbeque area. There is good parking to the block set driveway and the garage is currently subdivided into a storage area to the front and an area the current owners have used as an occasional study.

## LOCATION

Waudby Close is situated off Greenfield Avenue, part of the "Hesslewood Park" development by David Wilson Homes. This location is set amongst fields between the villages of Hessle and Swanland. Hessle has the benefits of excellent facilities including its own selection of high street shops, restaurants and café bars, delicatessen and stylish boutiques. There are easily accessible transport links such as the Hessle railway station and local bus station. Hessle town centre benefits from a community centre and library plus a broad range of medical facilities. There are numerous leisure activities nearby including cycle paths and country walks, Hessle Lawn Tennis Club, Hessle RUFC, Hessle Sporting Club and Riverview Bowls Club. There are local gyms together with Haltemprice Leisure Centre and Swimming Pool being a few miles distant. Excellent links to Hull City Centre, just 5 miles to the east, are available and immediate access is gained to the Humber Bridge, ideal for travelling to North Lincolnshire and Humberside Airport. Travelling in a westerly direction, convenient access is available to the A63 which leads into the M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

Stairs to first floor off.



## LOUNGE

15'5" x 10'5" approx (4.70m x 3.18m approx)

Windows to front and rear elevations, wall mounted TV point.



## DINING KITCHEN

19'0" x 10'10" approx (5.79m x 3.30m approx)

A stunning dining kitchen to the rear with window and double doors leading out to the decked patio. The kitchen has a range of fitted base and wall mounted units with work surfaces, one and a half sink and drainer and mixer tap, integrated oven, four ring hob with extractor hood above, dishwasher, fridge freezer. Tiling to the floor.



## KITCHEN AREA



## UTILITY ROOM

With plumbing for automatic washing machine, tiling to the floor, units, wall mounted central heating boiler, external access door to side.

## W.C.

With low level W.C. and wash hand basin.

## FIRST FLOOR

## LANDING

With large storage cupboard to corner.

## BEDROOM 1

10'5" x 11'7" approx (3.18m x 3.53m approx)

Extending to 17'2" approx.

Window to front elevation. Situated to one corner is a "walk in" wardrobe.





## EN-SUITE SHOWER ROOM

With modern suite comprising large shower cubicle, low level W.C. and wash hand basin, heated towel rail.



## BEDROOM 2

12'2" x 9'9" approx (3.71m x 2.97m approx)  
Window to rear elevation.



## BEDROOM 3

12'7" x 9'0" approx (3.84m x 2.74m approx)  
Window to front elevation.



## BATHROOM

With stylish suite comprising bath, low level W.C., wash hand basin and shower enclosure.



## OUTSIDE

A block set driveway providing multiple parking. Directly to the rear of the property extends a composite decked patio area with timber constructed covered entertaining area. There is a lawned garden bounded by fencing.



## REAR VIEW



## TENURE

Freehold

## SERVICE CHARGE

A yearly estate charge is payable for the upkeep of the open spaces on the development. We are advised by our sellers that this is currently £150 per annum.

We have been advised by the seller that there is a fee of approximately £400 payable by both buyer and seller to the management company on sale and purchase.

## COUNCIL TAX BAND

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

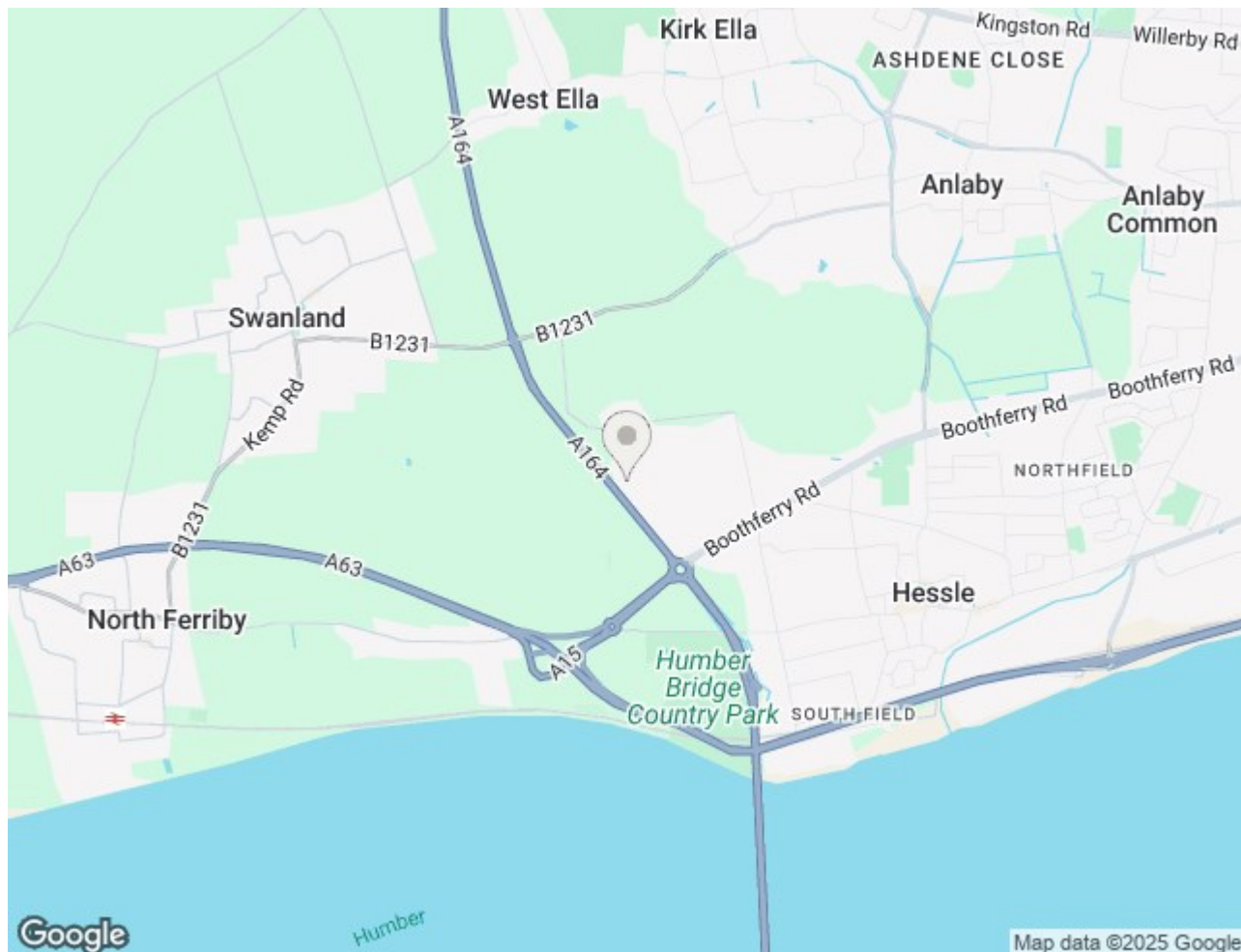
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

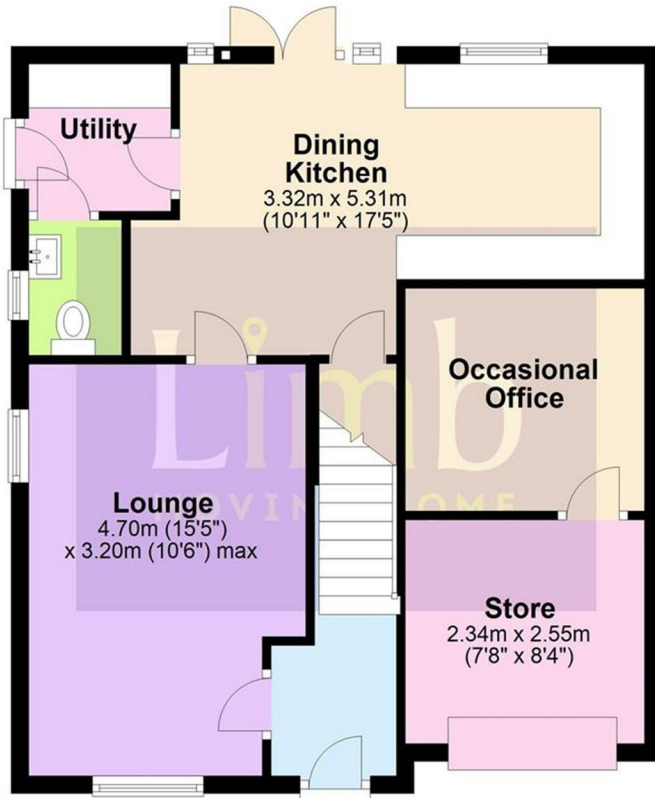
## VALUATION SERVICE

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.



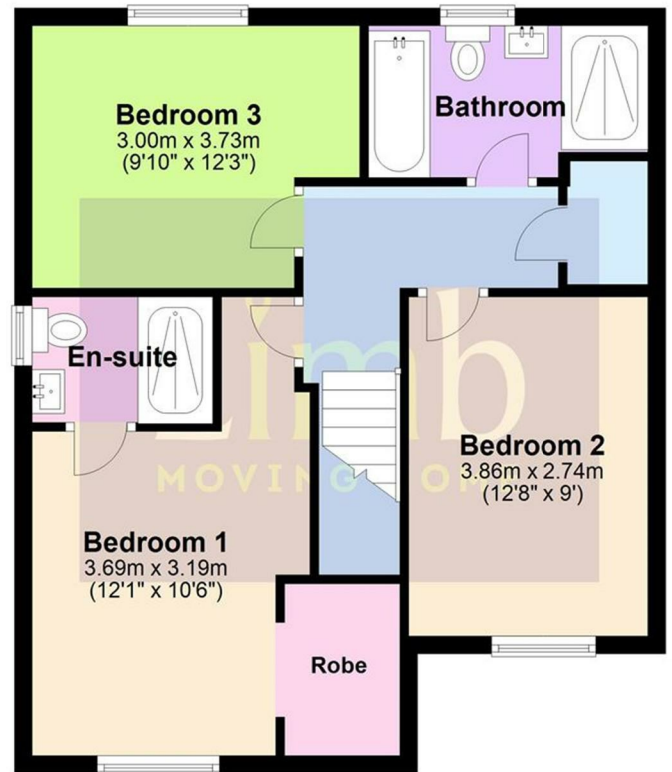
## Ground Floor

Approx. 48.4 sq. metres (521.1 sq. feet)




## First Floor

Approx. 54.3 sq. metres (584.0 sq. feet)



Total area: approx. 102.7 sq. metres (1105.1 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</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	