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Limb
MOVING HOME



14 Marlborough Avenue, Hessle, East Yorkshire, HU13 0PN

- 📍 Semi Detached
- 📍 Period Features
- 📍 Character
- 📍 Council Tax Band = E
- 📍 4 Beds/2 Baths
- 📍 Stunning Kitchen
- 📍 Desirable Cul-de-sac
- 📍 Freehold/EPC = D

£399,950

INTRODUCTION

Viewing is a must of this beautiful semi detached house, packed full of period features and character complimented by many luxuries of modern living. With spacious rooms, high ceiling height and attractively presented, this lovely home is situated in the highly desirable and established setting of Marlborough Avenue. The accommodation is arranged over two floors, as depicted on the attached floorplan, and briefly comprises a stunning entrance hallway, separate lounge with deep bay window and feature fireplace, dining room, again with bay window, breakfast room and a striking modern fitted kitchen. Upon the first floor are four bedrooms with an en-suite to the main plus a separate family bathroom featuring a claw footed bath. The accommodation has the benefit of gas fired central heating and uPVC framed double glazing. Well tended gardens extend to both front and rear elevations and a driveway provides off street parking. In all, a fabulous home of which early viewing is strongly recommended.

LOCATION

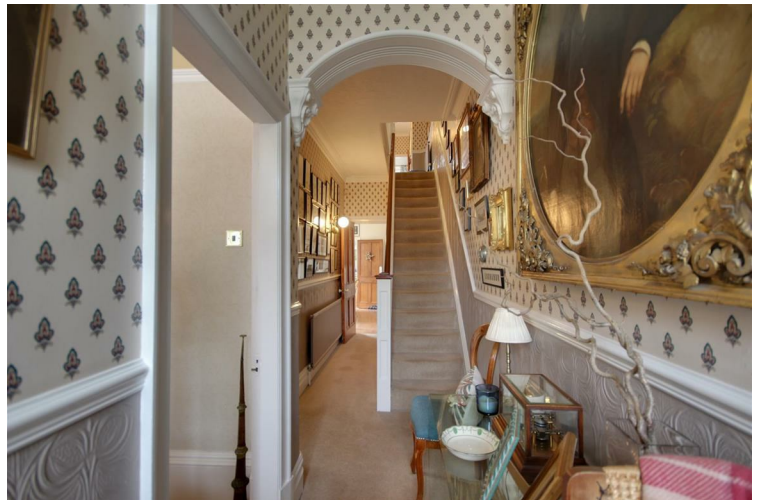
The tree lined cul-de-sac of Marlborough Avenue is one of Hessle's most desirable places to live. Situated off Barrow Lane the excellent range of shops and amenities that Hessle has to offer are within striking distance in the nearby Hessle Square. There has been a recent growth of restaurants, delicatessen and many independant niche traders. Good road connections are available to The Humber Bridge, Hull or the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A lovely entrance hall with deep coving and a staircase leading up to the first floor with polished handrail.



LOUNGE

13'5" x 16'1" approx (4.09m x 4.90m approx)

Into deep bay window to the front elevation. There is moulded coving, picture rail and the chimney breast houses a feature cast and tiled fire surround with grate upon a marble hearth.



DINING ROOM

14'4" x 11'10" approx (4.37m x 3.61m approx)

Plus bay window to side elevation, moulding coving, picture rail. The chimney breast houses a feature fire surround.



BREAKFAST ROOM

12'4" x 10'5" approx (3.76m x 3.18m approx)

Up to chimney breast housing a cast grate flanked by cupboard and drawers. Window to side elevation.



KITCHEN

13'0" x 12'2" approx (3.96m x 3.71m approx)

A stunning kitchen having a selection of fitted units with granite surfaces. There is a Belfast style sink with mixer tap, Quooker boiling tap, integrated microwave, dishwasher, range cooker with extractor hood above. Underfloor heating. Windows to rear and side and external access door.



FIRST FLOOR

LANDING

Spacious landing with store cupboard off.

BEDROOM 1

17'9" x 13'6" approx (5.41m x 4.11m approx)

With window and bay window to front elevation. Modern fitted wardrobes to alcove.



EN-SUITE SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiled surround, inset spot lights and window to side.



BEDROOM 2

14'4" x 12'1" approx (4.37m x 3.68m approx)
With cupboard to corner, window to side elevation.



BEDROOM 3

12'0" x 7'9" approx (3.66m x 2.36m approx)
With cupboard to corner, cast fireplace to chimney breast, window to rear.



BEDROOM 4

8'4" x 8'0" approx (2.54m x 2.44m approx)
Window to side elevation.

BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, separate shower enclosure and a feature claw foot bath, tiled surround.



OUTSIDE

A floral/shrub garden extends to the front with a driveway providing off street parking. To the rear there is a block set patio area and an attractive shaped lawned garden complimented by borders. There is a summerhouse/shed located at the bottom of the garden. There is also large storage shed situated up on the driveway.



SIDE 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

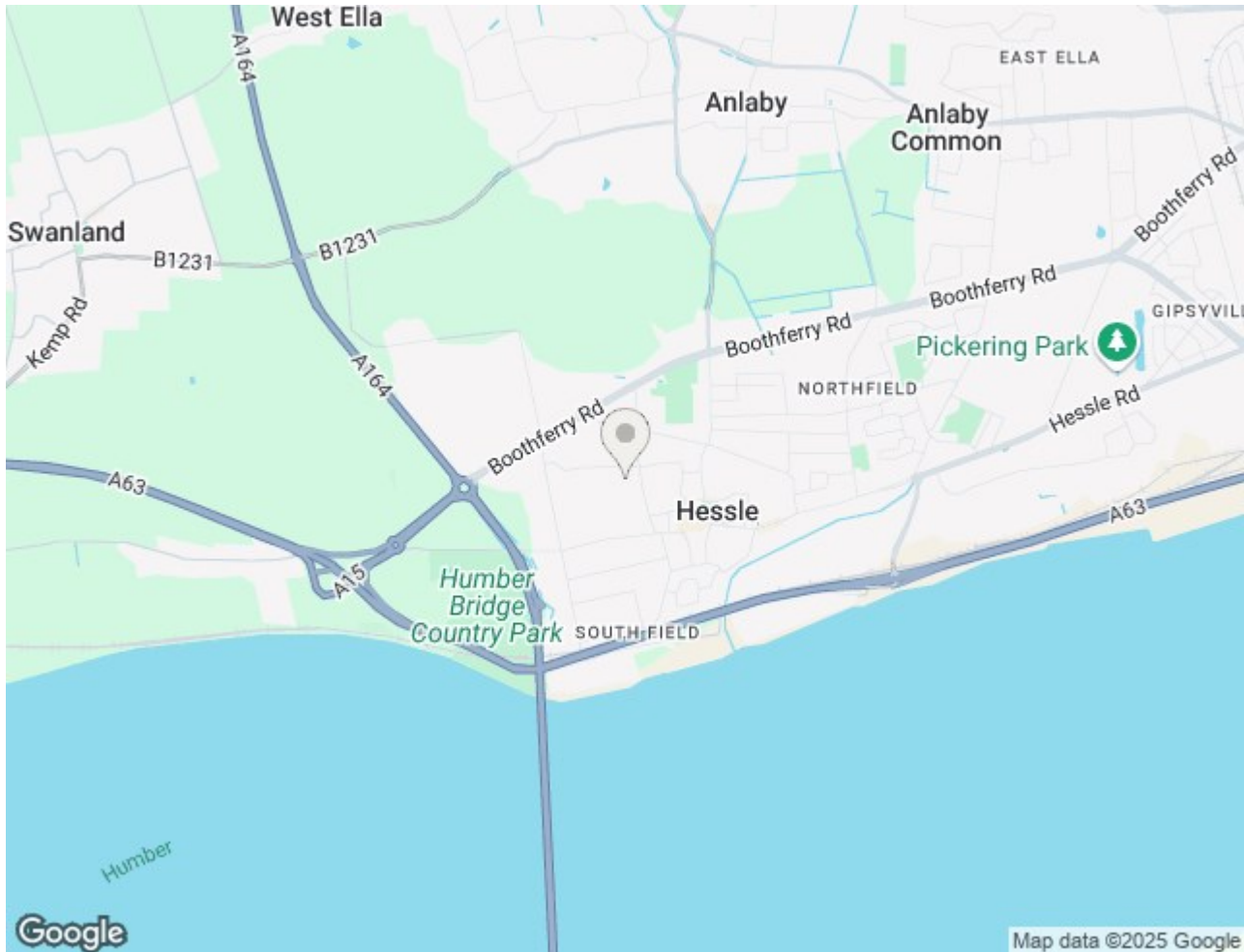
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Total area: approx. 153.9 sq. metres (1657.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	