

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



4 Victoria Street, Hessle, East Yorkshire, HU13 9NL

- 📍 Move Straight In
- 📍 Great Starter Home
- 📍 3 Bed Terrace
- 📍 Council Tax Band = A
- 📍 Modernised Accom.
- 📍 C/Heating & D/Glazing
- 📍 Popular & Convenient Location
- 📍 Freehold/EPC = D

Offers Over £130,000

INTRODUCTION

Ready to move straight into is this modernised bay fronted terraced house which is situated in a popular and convenient location. A recent programme of modernisation has just been completed providing an attractive property to move straight in and relax. With its new kitchen and bathroom, fresh decor and carpets, this lovely home is well worth early viewing. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, large through lounge, modern kitchen, rear lobby and stylish bathroom. Upon the first floor are three bedrooms. The accommodation boasts gas fired central heating to radiators and uPVC framed double glazing. A yard area extends to the rear which is paved for ease of maintenance. Parking is usually straight forward within the street scene.

LOCATION

Victoria Street is a residential cul-de-sac situated off Hull Road close to the junction with First Lane. Situated to the eastern side of Hessle centre the property is well placed for a range of amenities including a nearby supermarket together with the shops and amenities which Hessle Square has to offer. Convenient access can be gained towards Hull city centre to the east or to The Clive Sullivan Way leading in a westerly direction towards the A63 and M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs to first floor off, wide opening through to the through lounge.

THROUGH LOUNGE

23'7" x 10'4" approx (7.19m x 3.15m approx)

Plus bay window to front elevation, window to rear. Electric fire to chimney breast, access to understairs storage cupboard. A really good sized room providing much versatility.



KITCHEN

11'1" x 7'3" approx (3.38m x 2.21m approx)

Having a range of brand new units with work surfaces, oven, hob and extractor hood, sink and drainer, window to side elevation.



REAR LOBBY

External access door to side.

BATHROOM

With brand new suite comprising low level W.C., pedestal wash hand basin, panelled bath with shower over and screen, tiling to the walls and floor, heated towel rail.



FIRST FLOOR

LANDING

With split level landing.

BEDROOM 1

13'6" x 11'0" approx (4.11m x 3.35m approx)
With window to front elevation.



BEDROOM 2

12'0" x 8'3" approx (3.66m x 2.51m approx)
Window to rear elevation.



BEDROOM 3

11'0" x 7'5" approx (3.35m x 2.26m approx)

Window to rear elevation, cupboard housing gas fired Ideal central heating boiler.



OUTSIDE

To the rear lies a yard area which is paved for ease of maintenance.



TENURE

Freehold

COUNCIL TAX BAND

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

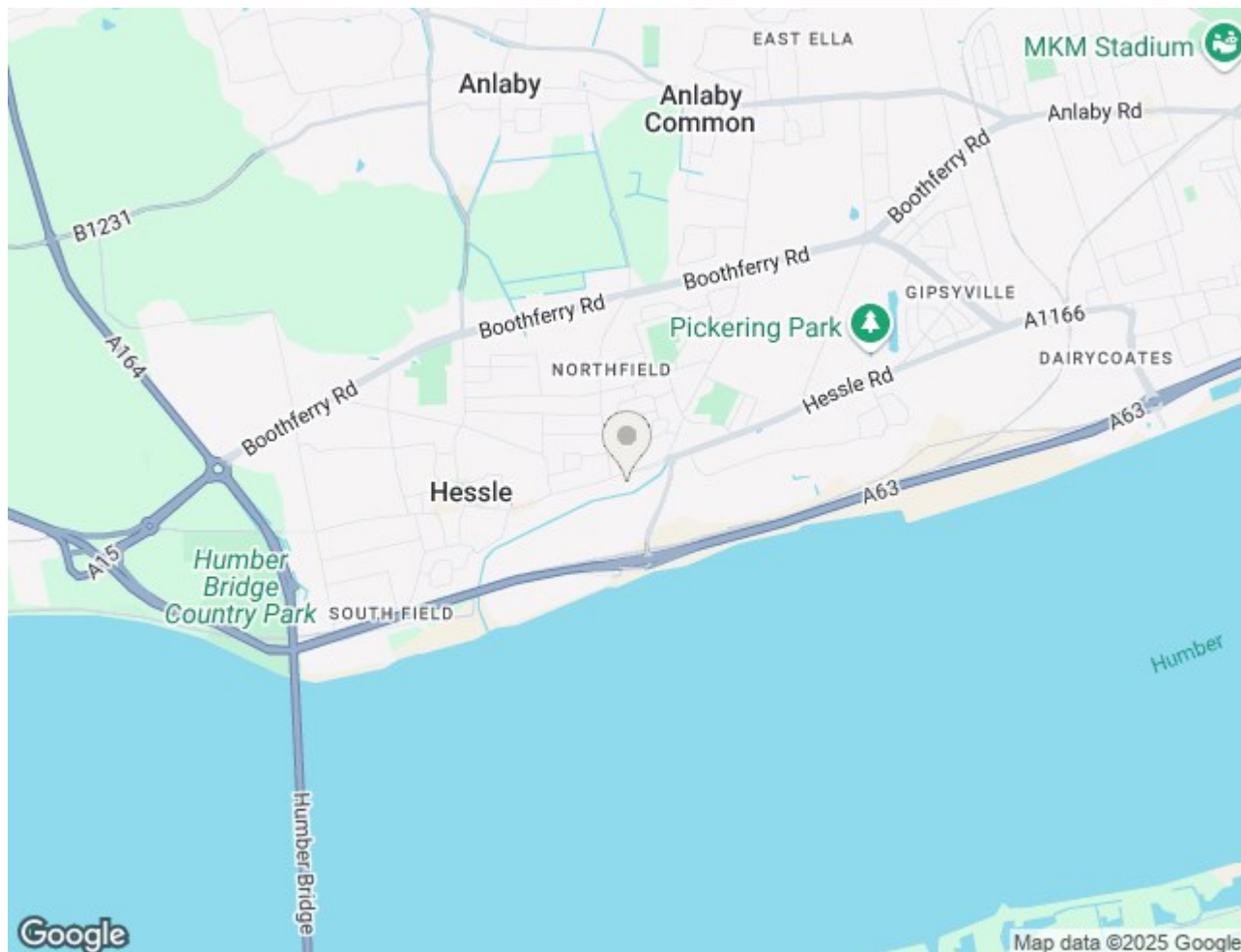
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

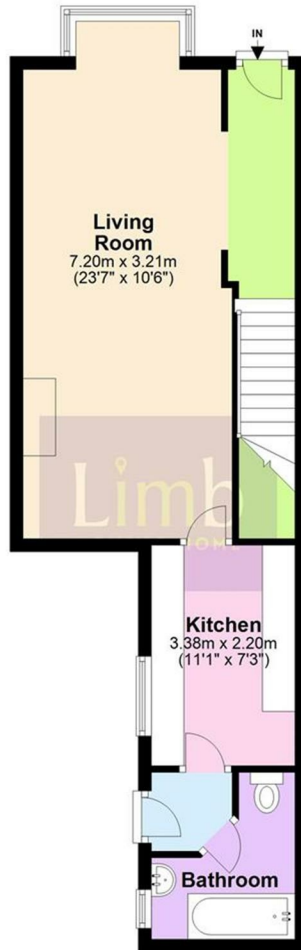
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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




First Floor



Total area: approx. 81.8 sq. metres (880.5 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	