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Limb
MOVING HOME



28 St. Marys Close, Hessle, East Yorkshire, HU13 0HJ

- 📍 Immaculately Presented
- 📍 Spacious & Contemporary
- 📍 Four Good Sized Bedrooms
- 📍 Council Tax Band = E
- 📍 Kitchen & Dining Room
- 📍 Drive, Garage & EV Charger
- 📍 Prime Location
- 📍 Freehold / EPC = C

£320,000

INTRODUCTION

Introducing this immaculately presented detached house, situated on a desirable corner plot along Hessele Foreshore, perfectly placed for enjoying the breath-taking views and riverside walks afforded by this prime location.. This contemporary home offers spacious living accommodation, including a welcoming entrance hallway, cloaks/W.C., a spacious lounge with bay window, and a modern kitchen that opens into a dining room with French doors to the rear garden. A separate utility room adds further convenience. The first floor comprises four good-sized bedrooms, an en-suite shower room, and a contemporary family bathroom. Externally, the property boasts a lawned garden to the front, complemented by a double-width driveway leading to a single garage with an automated roller door and EV charging point. The rear garden is mainly laid to lawn with a patio area.

LOCATION

St Marys Close is situated along Hessele Foreshore, ideally placed for breath-taking views and the riverside walks afforded. The popular Country Park Pub and Restaurant lies nearby and an excellent range of facilities and amenities are located in around Hessele centre. The vibrant town of Hessele is situated approximately 5 miles to the west of Hull City Centre on the banks of the River Humber and comprises many fine homes of distinction. A superb range of shops and amenities can be found in the bustling centre including fine restaurants, cafes, bars, boutique shops, delicatessen, supermarket, newsagents, banks, chemist, gift shops, hair/beauty salons, health centre, take aways and more. Hessele benefits from excellent road and rail links with its own railway station, regular bus service and immediate access to the Clive Sullivan dual carriageway leading into Hull or the national motorway network. The iconic Humber Bridge is situated nearby providing east access to North Lincolnshire and Humberside airport. Public and private schooling for all ages is available locally in addition to many recreational facilities.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

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



CLOAKS/W.C.

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

LOUNGE

14'4" x 12'3" approx (4.37m x 3.73m approx)
With attractive bay window to the front elevation.



KITCHEN

13'6" x 9'5" approx (4.11m x 2.87m approx)
Having a range of contemporary base and wall units with complementing worktops, one and a half bowl sink with shower style mixer tap, integrated appliances including an oven, four ring hob with filter hood above and fridge/freezer. Tiled floor, inset spot lights and window to rear. Opening through to the dining room.



DINING ROOM

With French doors leading out to the rear garden.



UTILITY ROOM

With fitted units, sink and drainer, plumbing for a washing machine, wall mounted gas central heating boiler, tiled floor and external access door to side.

FIRST FLOOR

LANDING

With cylinder/airing cupboard and loft access hatch to the partially boarded loft with ladder.

BEDROOM 1

14'6" x 9'5" approx (4.42m x 2.87m approx)
With window to front.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure and a range of fitted cabinets with wash hand basin and low flush W.C. Inset spot lights and window to side.



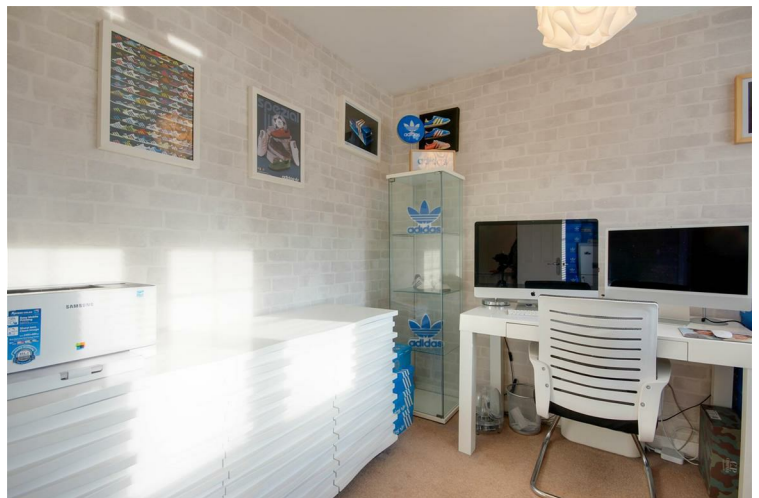
BEDROOM 2

9'9" x 8'1" approx (2.97m x 2.46m approx)
Plus space for wardrobes. Window to rear.



BEDROOM 3

8'11" x 7'10" approx (2.72m x 2.39m approx)
Window to front.



BEDROOM 4

9'9" x 6'11" approx (2.97m x 2.11m approx)
Window to rear.



BATHROOM

With suite comprising a bath, fitted units with wash hand basin and low flush W.C., tiling to walls and floor, feature lighting, inset spot lights and window to rear.



OUTSIDE

The property occupies a corner plot with lawned gardens extending to the front and a double width driveway providing excellent off street parking and leading onwards to the single garage with automated roller door. The attractive rear garden is mainly lawned with a patio area.



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

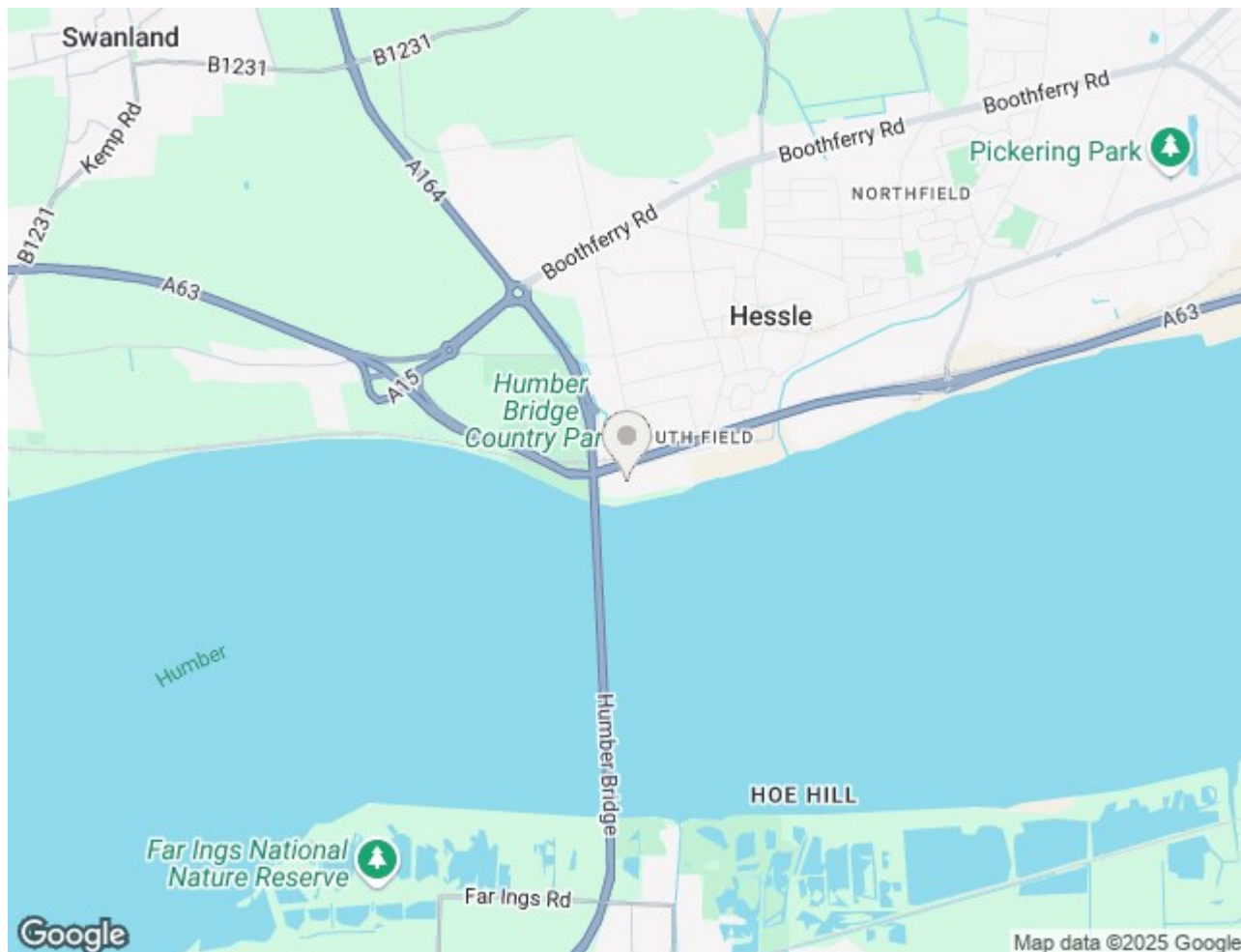
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

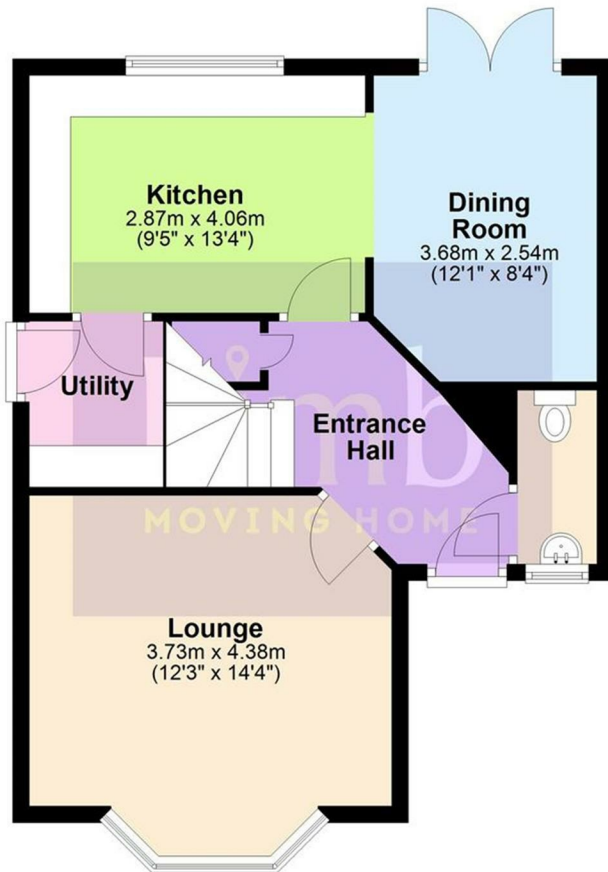
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

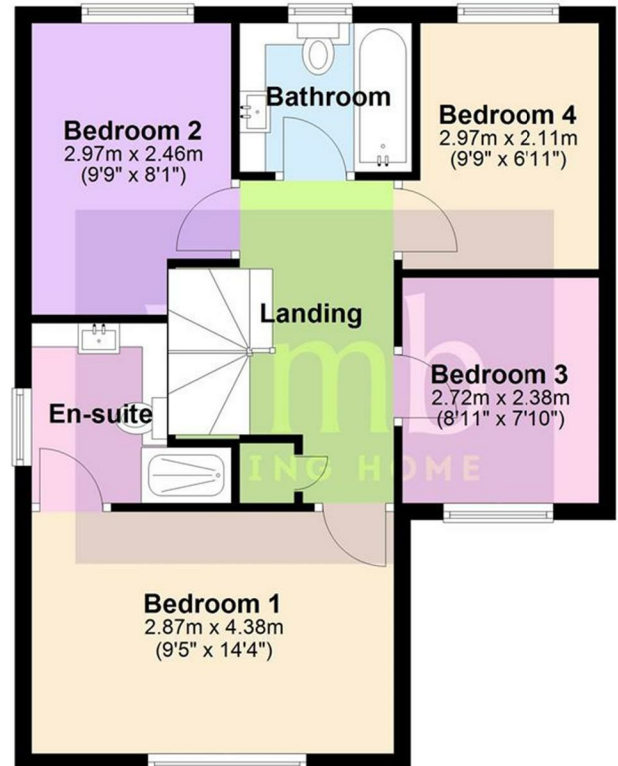
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor




First Floor



Total area: approx. 106.4 sq. metres (1145.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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	