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**Limb**  
MOVING HOME



*257 Boothferry Road, Hessle, East Yorkshire, HU13 0NG*

- 📍 Semi Detached
- 📍 Beautifully Appointed
- 📍 Much Character
- 📍 Council Tax Band = C

- 📍 Contemporary Living
- 📍 Fabulous Garden
- 📍 Driveway
- 📍 Freehold/EPC = C

**£289,950**

## INTRODUCTION

This outstanding bay fronted semi detached house offers everything you could wish for. With its period character and the luxuries of modern living including a fabulous open plan kitchen and garden room, this delightful home enjoys a superb southerly facing rear garden with many areas of interest and not being directly overlooked. The layout is depicted on the attached floorplan and briefly comprises an attractive hallway, lounge with solid fuel stove, sleek contemporary open plan dining kitchen with utilities area and a downstairs W.C.. There is also a stunning garden room overlooking the garden and opening out to the terrace. At first floor are three bedrooms, the main of which has a range of fitted furniture and air conditioning. There is a luxurious four piece bathroom. The accommodation boasts gas fired central heating to radiators, some being period column radiators and there is uPVC framed double glazing. Outside, to the front of the property, is an extensive block set forecourt providing parking for a number of vehicles. Access can be gained to the side of the house. The stunning rear garden which is approximately 125 feet in length, enjoys a southerly aspect and is not directly overlooked. Many areas of interest include patio areas, lawn, water feature with wildlife pond, covered seating area with log burner, log stores, shed and a garage which is accessed via the rear tenfoot. In all, a superb home of which early viewing is strongly recommended.

## LOCATION

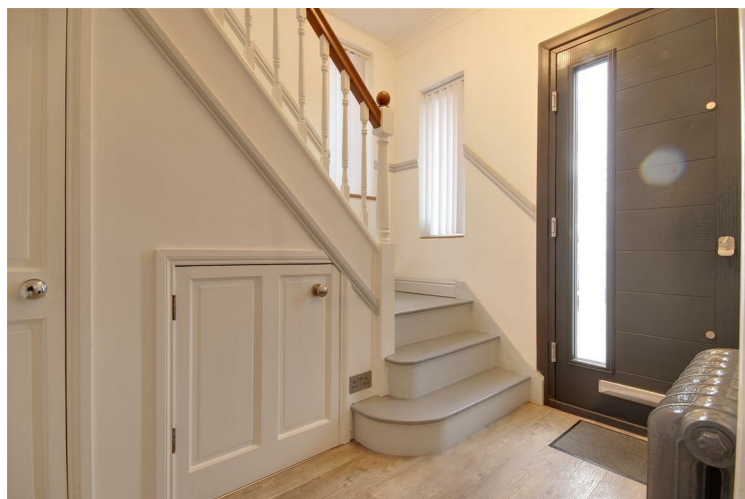
The property lies on the southern side of Boothferry Road close to its junction with Pulcroft Road. Hessle has the benefit of excellent facilities including its own selection of high street shops, restaurants and cafe bars, delicatessen and stylish boutiques together with the easily accessible transport links such as the Hessle railway station and local bus station. Hessle town centre also benefits from the Hessle 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. Local gyms together with Haltemprice leisure centre and swimming pool are just a short drive away and there are a number of excellent golf courses and sporting facilities. Excellent links to Hull city centre, just five 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. The successful Hesslewood Country Business Park and brand new Bridgehead Business Park development are both just a short distance away, along with the Priory Park office and retail complex.

## ACCOMMODATION

A quality composite entrance door opens to:

### ENTRANCE HALLWAY

A welcoming hallway with turning staircase leading to the first floor off and storage cupboard beneath. Column radiator.



## LOUNGE

13'6" x 15'0" approx (4.11m x 4.57m approx)

Into deep bay window to front elevation. A solid fuel stove sits within the chimney breast, column radiator. Double doors open through to the dining kitchen.



## DINING KITCHEN

21'5" x 10'5" approx (6.53m x 3.18m approx)

Having an extensive range of handleless contemporary units together with a range cooker, extractor hood over, fridge freezer and dishwasher. Ceramic sink and drainer. In open plan style is a utility area. There is also underfloor heating.



## KITCHEN AREA



## UTILITIES AREA

9'0" x 4'7" approx (2.74m x 1.40m approx)  
With fitted units, plumbing for automatic washing machine and space for dryer. External access door to rear.



## GARDEN ROOM

19'0" x 10'8" approx (5.79m x 3.25m approx)  
Overlooking the rear garden with double doors opening out. Tiled floor and radiators for all year round use.



## W.C.

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



## FIRST FLOOR

### LANDING

With window to side elevation.

### BEDROOM 1

11'9" x 10'0" approx (3.58m x 3.05m approx)

Upto fitted wardrobes running to one wall with sliding doors. Further cupboard and dressing table. The room benefits from an air conditioning unit and there is a window to the front elevation.



## BEDROOM 2

11'4" x 10'6" approx (3.45m x 3.20m approx)

With fitted cupboard housing gas fired central heating boiler, window to rear elevation.



## BEDROOM 3

8'6" x 7'3" approx (2.59m x 2.21m approx)

With fitted wardrobe and drawers, window to front elevation.



## BATHROOM

9'5" x 9'0" approx (2.87m x 2.74m approx)

A spacious bathroom comprising a freestanding bath, low level W.C., pedestal wash hand basin, large shower enclosure with rainhead and handheld shower system, tiling to the walls.



## OUTSIDE

Outside, to the front of the property, is an extensive block set forecourt providing parking for a number of vehicles. Access can be gained to the side of the house. A particular feature is the stunning rear garden which is approximately 125 feet in length. It enjoys a southerly aspect and is not directly overlooked. Many areas of interest include patio areas, lawn, water feature with wildlife pond, covered seating area with log burner, log stores, shed and a garage which is accessed via the rear tenfoot.



257 Boothferry Road (continued)

Printed 19th May 2025



*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 C. 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

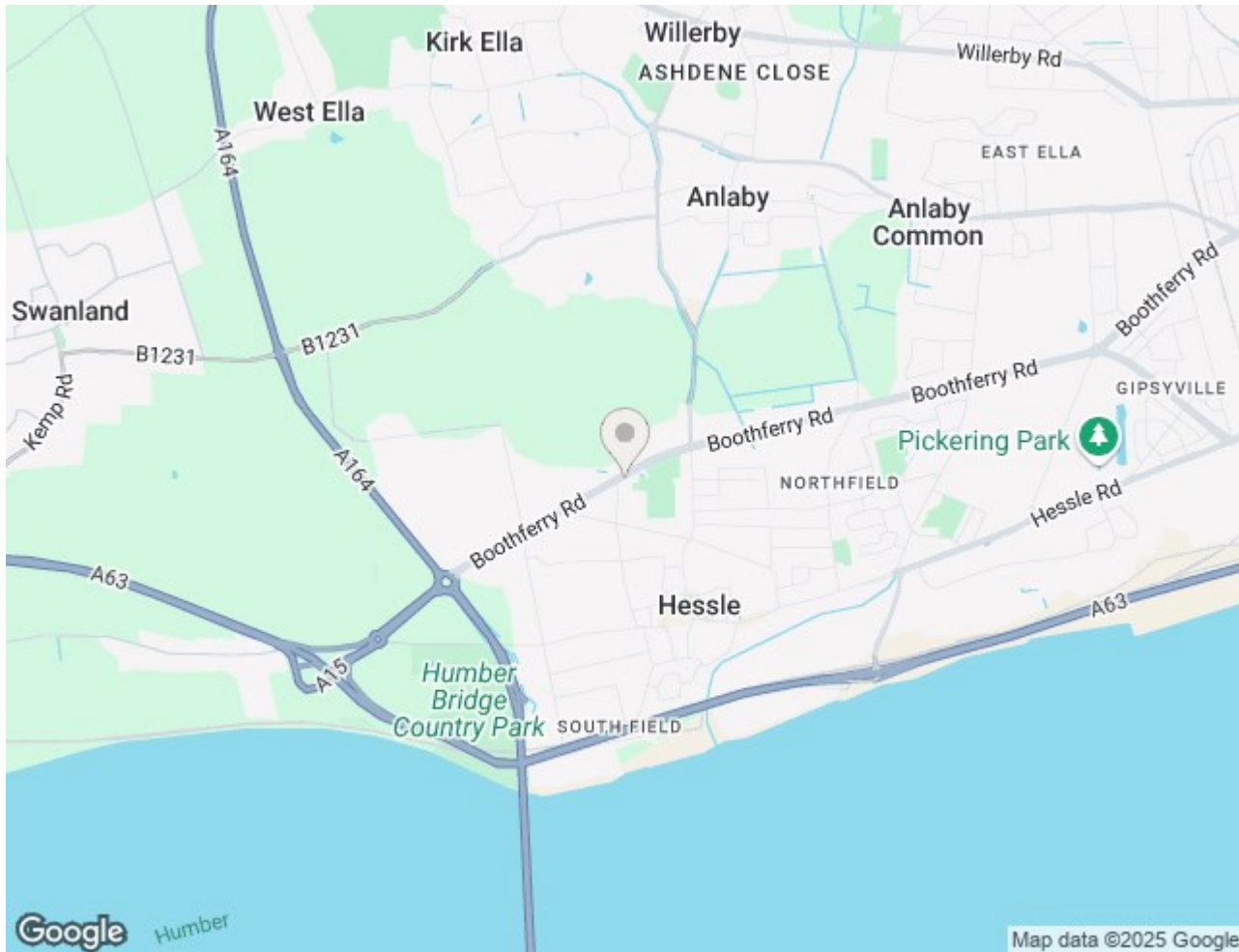
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



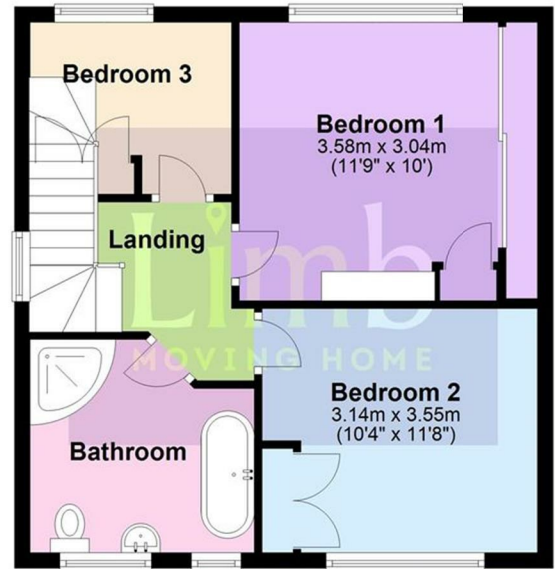
## Ground Floor

Approx. 68.9 sq. metres (742.1 sq. feet)




## First Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



Total area: approx. 113.5 sq. metres (1221.6 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>	<b>70</b>	<b>80</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	