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**Limb**  
MOVING HOME



*3 Tall Trees, Hessle, East Yorkshire, HU13 0LE*

- 📍 Exceptional Detached
- 📍 Stunning Living Kitchen
- 📍 Luxurious Bedroom Suite
- 📍 Council Tax Band = F
- 📍 Three Reception Rooms
- 📍 Private Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = D

*Offers Over £525,000*



## INTRODUCTION

This exceptional detached family home, enjoying a cul-de-sac setting, offers spacious living, ideal for families. The property boasts three distinct reception rooms, including a formal lounge, dining room, and versatile day room, perfect for modern family life. The heart of the home is a stunning living kitchen, featuring contemporary units, a substantial central island with Silestone worktops and a generously sized utility room. Upstairs, the luxurious principal bedroom suite is a true highlight, complete with extensive fitted furniture, a dressing room, and a lavish en-suite bathroom. Three further double bedrooms, two with fitted wardrobes, are served by a stylish family bathroom.

Outside, a double-width driveway leads to an integral garage, while the private rear garden showcases a large patio, lawn, and attractive planted borders, ideal for outdoor relaxation and entertaining.

## LOCATION

The property is situated within the established and mature cul-de-sac setting of Tall Trees which comprises a number of well-spaced detached properties. Tall Trees is accessed from Jenny Brough Lane and this desirable area of Hessle lies to the north west of the village centre. Hessle has a good range of local shops and amenities, many of which are located in the nearby Hessle Square. There has been a recent growth in the number of restaurants, delicatessen, and many independent niche traders, a number of which are situated on The Weir making Hessle a great place to live. Good schooling is available for all ages locally including nearby Hessle Mount Public Junior School, situated on Jenny Brough Lane, which is now linked to Hymers College. Good connections are available to the Humber Bridge, Hull city centre or the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

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



## LOUNGE

21'8" x 10'8" approx (6.60m x 3.25m approx)

Enjoying a dual aspect with window to the front elevation and French doors opening out to the rear garden. There is a fire surround with living flame gas fire.



## DINING ROOM

12'0" x 9'7" approx (3.66m x 2.92m approx)

With window to the front elevation.





## OPEN PLAN LIVING KITCHEN

27'1" x 15'0" approx (8.26m x 4.57m approx)

Narrowing to 12'0" approx.

This superb space is situated to the rear of the property with stylish Karndean flooring, French doors opening out to the rear garden and double doors leading through to the day room. The kitchen has a range of high gloss base and wall units with Silestone worktops and matching central island. There is a one and a half bowl sink with mixer tap, double oven, induction hob with downfilter, larger fridge and dishwasher.



## KITCHEN AREA



## LIVING AREA



## UTILITY

17'4" x 7'7" approx (5.28m x 2.31m approx)

With fitted units, sink and drainer, plumbing for a washing machine and space for dryer. Window to front elevation and internal access door to garage.



## DAY ROOM

17'8" x 8'11" approx (5.38m x 2.72m approx)

Light and airy space with windows to front and rear and a feature lantern skylight.



## REAR LOBBY

With storage cupboard and external access door to rear.

## CLOAKS/W.C.

with low flush W.C. and vanity unit with wash hand basin.

## FIRST FLOOR

## LANDING

## BEDROOM SUITE

17'11" x 16'5" approx (5.46m x 5.00m approx)

Superb suite with an extensive range of fitted furniture including wardrobes and drawers.





## DRESSING ROOM

11'4" x 6'1" approx (3.45m x 1.85m approx)  
With fitted shelving to one wall and window to rear.



## EN-SUITE BATHROOM

12'0" x 10'0" approx (3.66m x 3.05m approx)  
Offering style and space with a luxurious suite comprising an oval bath with free standing tap, vanity with feature twin sinks, walk in shower and low flush W.C.





## BEDROOM 2

12'1" x 10'10" approx (3.68m x 3.30m approx)  
With fitted wardrobes and window to front.



## EN-SUITE SHOWER

With shower enclosure and vanity unit with wash hand basin. Tiled floor and heated towel rail.



## BEDROOM 3

12'2" x 9'7" approx (3.71m x 2.92m approx)  
With fitted wardrobes and window to front.



## BEDROOM 4

9'2" x 8'6" approx (2.79m x 2.59m approx)  
Window to rear.



## BATHROOM

With suite comprising a bath, walk in shower, vanity unit with wash hand basin and low flush W.C. Tiled floor, heated towel rail and windows to rear.



## OUTSIDE

Outside, a double-width driveway leads to an integral garage, while the private rear garden showcases a large patio, lawn, and attractive planted borders, ideal for outdoor relaxation and entertaining.



## 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 F. 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

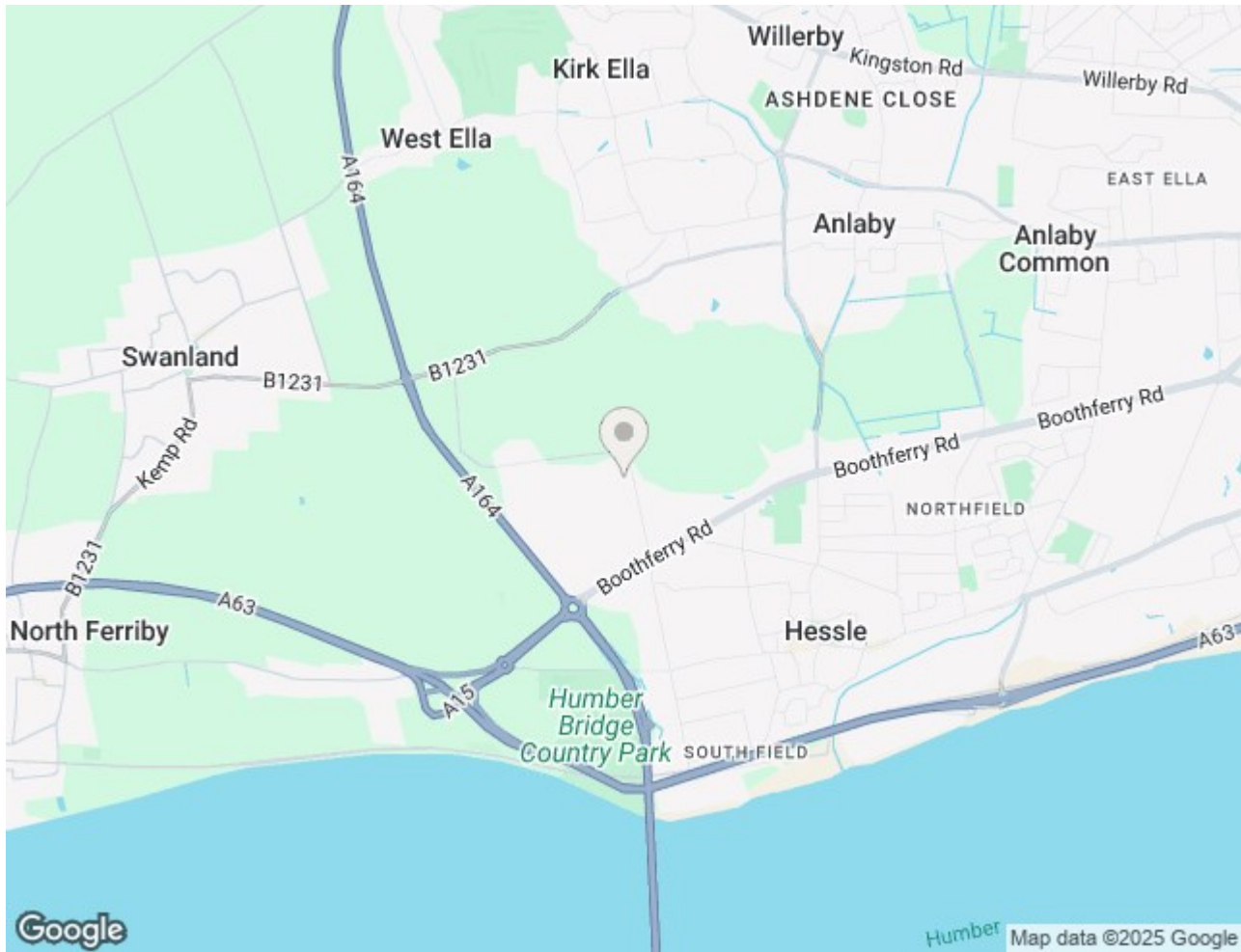
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 220.6 sq. metres (2374.2 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>		
(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	