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**Limb**  
MOVING HOME



*15 Chestnut Avenue, Hessle, East Yorkshire, HU13 0RH*

- 📍 Elegant Victorian End Terrace
- 📍 Extensive Accommodation
- 📍 Many Original Period Features
- 📍 Five Beds/Three Baths
- 📍 Superb Contemporary Kitchen
- 📍 Fabulous Plot & Gardens
- 📍 Council Tax Band = E
- 📍 Freehold / EPC = D

**£550,000**



## INTRODUCTION

This exceptional Victorian end terrace, offered for sale with no onward chain, boasts over 2,500 square feet of accommodation arranged over three floors, seamlessly blending period charm with contemporary living. Meticulously updated and renovated by the current owners, the property showcases a wealth of original features, including intricate cornicing, elegant ceiling roses, original flooring, and an impressive staircase, all complemented by modern fixtures and fittings. Benefitting from solar panels, a car charging point, and a bio-ethanol stove in the lounge, this home is as eco-conscious as it is stylish. The grand entrance hallway, with its original tiled floor and staircase balustrade, sets the tone for the elegant accommodation, which includes a bright and airy lounge with a bay window, a formal dining room, and a stunning modern kitchen featuring contemporary units, a matching central island with Quartz worktops, and a convenient utility room and cloakroom/W.C.

Upstairs, two generously sized double bedrooms and a versatile bedroom/study with an en-suite shower room await, along with a second stylish shower room. The master bedroom is a true retreat, complete with a luxurious free-standing copper bath, perfect for a relaxing soak. The second floor hosts a further double bedroom with an en-suite shower room and a spacious double bedroom currently utilized as a cinema room with soundproofed walls, offering endless possibilities for relaxation and entertainment.

Occupying a substantial corner plot, the property boasts gardens to the front, rear, and side, providing a tranquil outdoor oasis. A driveway offers ample parking and leads to a garage and an additional outbuilding, ideal for storage or a workshop. The rear garden showcases an expansive lawn, a patio area perfect for al fresco dining, and a large paved terrace, ideal for enjoying sunny days.

## LOCATION

The property is situated along Chestnut Avenue at its junction with Station Road and is therefore ideally placed to take advantage of all amenities the town of Hessle has to offer. Hessle is a vibrant west Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair salons, beauty salons, takeaway, delicatessen, banks and newsagents. Further amenities are located around Hessle Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hessle All Saints Church of England and Hessle Penshurst. Secondary schooling is at Hessle High School. Hessle also has its own mainline railway station which links to Hull, Doncaster, Leeds, Sheffield, Manchester, Brough and London Kings Cross. Convenient access can be gained to the iconic Humber Bridge and the A63 leading into Hull city centre to the east and the national motorway network to the west.



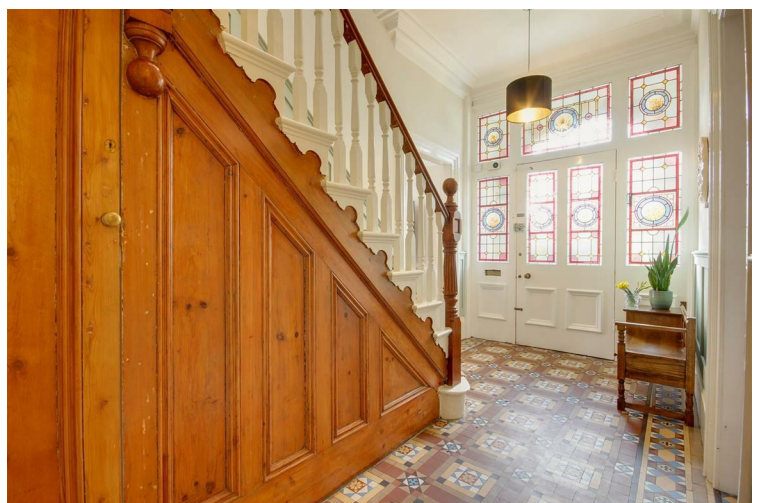
## ACCOMMODATION

Stained glass residential access door to:



## ENTRANCE HALLWAY

Grand entrance hall with original tiled floor and sweeping staircase with original balustrade leading up to the first floor.



## LOUNGE

18'10" x 13'1" approx (5.74m x 3.99m approx)

Impressive room with high ceilings and original cornicing, picture rail and ceiling rose. The chimney breast houses a bio-ethanol stove and bay window to the side elevation.







## DINING ROOM

Elegant formal dining room with original stained floors, feature fireplace and bay window to the front elevation.





## KITCHEN

18'11" x 13'10" approx (5.77m x 4.22m approx)

Superb contemporary space enjoying an extensive range of units with Quartz worktops and grand central island with breakfast bar peninsular. There is a double Belfast sink with mixer tap, range cooker with extractor above, integrated dishwasher and wine chiller. Tiled floor with underfloor heating, tiled splashbacks and inset spot lights. A particular feature is the log burner upon a slate hearth with oak mantle. Windows to front and side elevations.



## UTILITY ROOM

13'2" x 6'7" approx (4.01m x 2.01m approx)

With fitted units, Quartz worktops, Belfast sink, integrated fridge/freezer, plumbing for a washing machine and space for dryer. Tiled floor with under floor heating. Window and external access door to rear courtyard.



## W.C.

With low flush W.C. and quarry tiled floor.



## FIRST FLOOR

### LANDING

With window to front and staircase leading up to the second floor.





## BEDROOM 1

19'0" x 13'10" approx (5.79m x 4.22m approx)

With built in wardrobing to alcoves. A particular feature is the free standing copper bath in the bay window to the side elevation.





## BEDROOM 2

14'11" x 13'8" approx (4.55m x 4.17m approx)

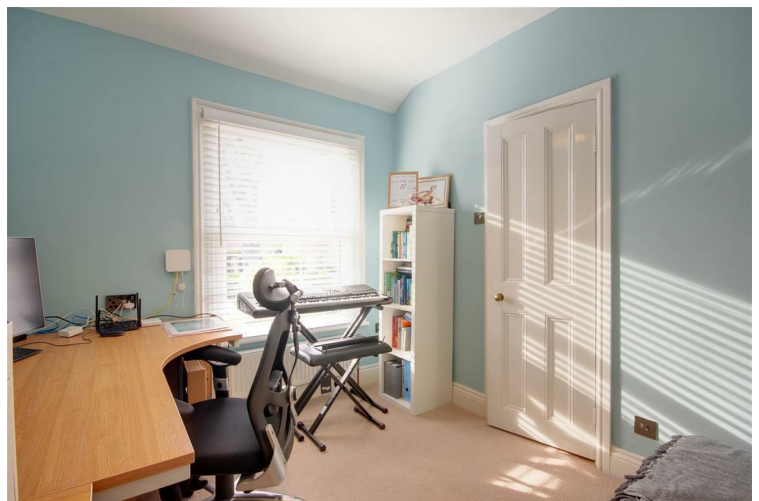
With built in cupboard and storage cupboard to one corner. Windows to the front elevation.



## BEDROOM 3

10'5" x 9'9" approx (3.18m x 2.97m approx)

With cylinder cupboard and boiler cupboard. Window to the front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor, heated towel rail and inset spot lights.

## SHOWER ROOM

With contemporary suite comprising a walk in shower with feature tiling, wash hand basin and low flush W.C. Two single glazed sash windows to the rear elevation.



## SECOND FLOOR

### LANDING

Window to the front elevation.



## BEDROOM 4

16'0" x 13'7" approx (4.88m x 4.14m approx)

Measurements to extremes. Window to the front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor, heated towel rail and Velux window.



## BEDROOM 5 / CINEMA ROOM

13'10" x 15'10" approx (4.22m x 4.83m approx)

Narrowing to 12'9" approx.

Currently used as a cinema room with sound proofing to walls and window to the side elevation.



## OUTSIDE

Occupying a substantial corner plot, the property boasts gardens to the front, rear, and side, providing a tranquil outdoor oasis. A driveway, accessed via electric gates, offers ample parking and leads to a garage and an additional outbuilding, ideal for storage or a workshop. The rear garden showcases an expansive lawn, a patio area perfect for al fresco dining, and a large paved terrace, ideal for enjoying sunny days.



## SOLAR PANELS & EV CHARGER

There are 14 solar panels fitted as well as an electric vehicle charging point.



## DRIVEWAY & GARAGE



## FRONT GARDEN



## REAR VIEW



## TERRACE



## 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

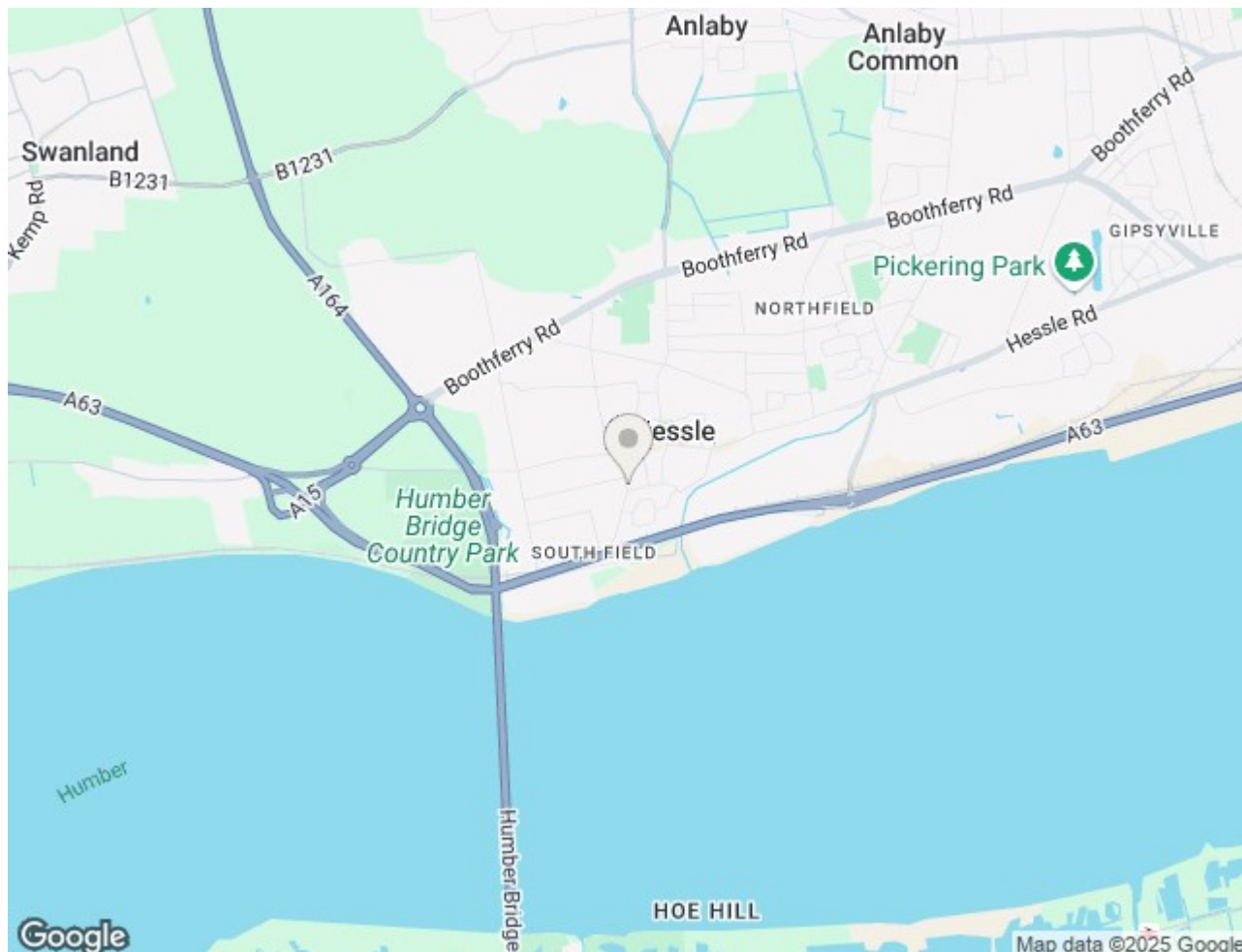
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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







## 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>	<b>57</b>	<b>80</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	