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Limb
MOVING HOME



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

- 📍 Detached Family Home
- 📍 Cul-de-Sac Position
- 📍 South Facing Garden
- 📍 Council Tax Band = E
- 📍 Four Beds/Two Baths
- 📍 Excellent Parking
- 📍 Modernisation Potential
- 📍 Freehold / EPC = C

£299,950

INTRODUCTION

This detached house, tucked away in this popular cul-de-sac location, offers spacious accommodation and a generous south-facing rear garden, presenting a fantastic opportunity for those seeking to create a personalized family haven. While the property is well-presented, the kitchen and bathrooms are ready for a modern update, allowing you to add your own style and create the home of your dreams.

The accommodation is arranged over two floors, comprising a welcoming entrance hall, a convenient cloakroom/W.C., a comfortable lounge, a separate dining room, and a kitchen with appliances. Upstairs, four good-sized bedrooms provide ample space for a growing family, with the principal bedroom benefiting from a private en-suite shower room. A family bathroom completes the first-floor accommodation.

Outside, a gravelled garden area and driveway to the front offer ample off-street parking. The south-facing rear garden gently slopes down, creating an interesting and versatile outdoor space. A decked patio provides the perfect spot for al fresco dining, while the lawn offers space for children to play. A bin store and fencing to the boundary complete this delightful family home.

LOCATION

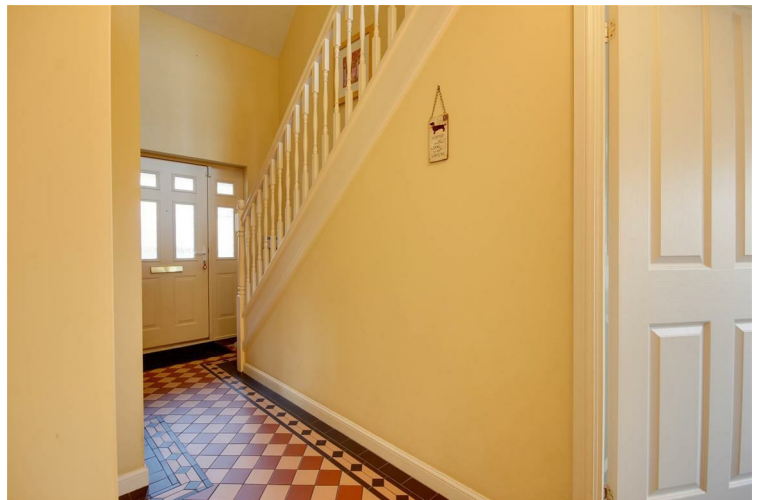
St Marys Close is situated along Hessle Foreshore, ideally placed for breath-taking views and the riverside walks afforded. The popular Country Park Pub and Restaurant lies nearby and an excellent range of facilities and amenities are located in around Hessle centre. The vibrant town of Hessle is situated 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. Hessle 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 tiled floor and staircase leading up to the galleried style landing.



CLOAKS/W.C.

With suite comprising a low flush W.C. and wash hand basin. Tiled floor, window to rear.

LOUNGE

15'10" x 10'6" approx (4.83m x 3.20m approx)

Measurements up to bay window to the front elevation. Feature fire surround housing an electric fire. French doors lead through to the dining room.



DINING ROOM

10'7" x 8'9" approx (3.23m x 2.67m approx)

With French doors opening out to the south facing rear garden.



KITCHEN

14'2" x 8'3" approx (4.32m x 2.51m approx)

Having a range of base and wall units with laminate worktops, one and a half bowl sink and drainer with mixer tap, integrated appliances including an oven, four ring gas hob with filter hood above plus a fridge/freezer. There is also a dishwasher and washing machine included. Breakfast bar, cupboard housing the combination gas central heating boiler (installed April 2021), understairs cupboard, window to rear and external access door to decked patio.



FIRST FLOOR

GALLERIED STYLE LANDING

Loft access hatch with ladder to partially boarded loft. Storage cupboard with hanging rail.



BEDROOM 1

11'2" x 10'6" approx (3.40m x 3.20m approx)
Window to front.



EN-SUITE

With suite comprising a shower enclosure, fitted cabinets with wash hand basin and low flush W.C. Partially tiled walls, inset spot lights and window to side.



BEDROOM 2

10'6" x 8'7" approx (3.20m x 2.62m approx)
Window to front. Built in storage cupboard.



BEDROOM 3

10'4" x 8'11" approx (3.15m x 2.72m approx)
Measurements to extremes. Window to rear.



BEDROOM 4

9'10" x 6'11" approx (3.00m x 2.11m approx)
Window to rear.



BATHROOM

With suite comprising a bath with shower over and screen, fitted cabinets with wash hand basin and low flush W.C. Part tiling to walls, inset spot lights and window to rear.



OUTSIDE

The property occupies a cul-de-sac position enjoys a generous plot with gravelled garden area and driveway to the front providing excellent off street parking and leading up to the single garage.

To the rear of the property is a substantial expanse of garden featuring a large decked patio leading off the kitchen and benefiting from a spindled balustrade. There is also useful storage beneath this deck. The remaining garden is predominantly lawned within a fenced boundary and planted borders.



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 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

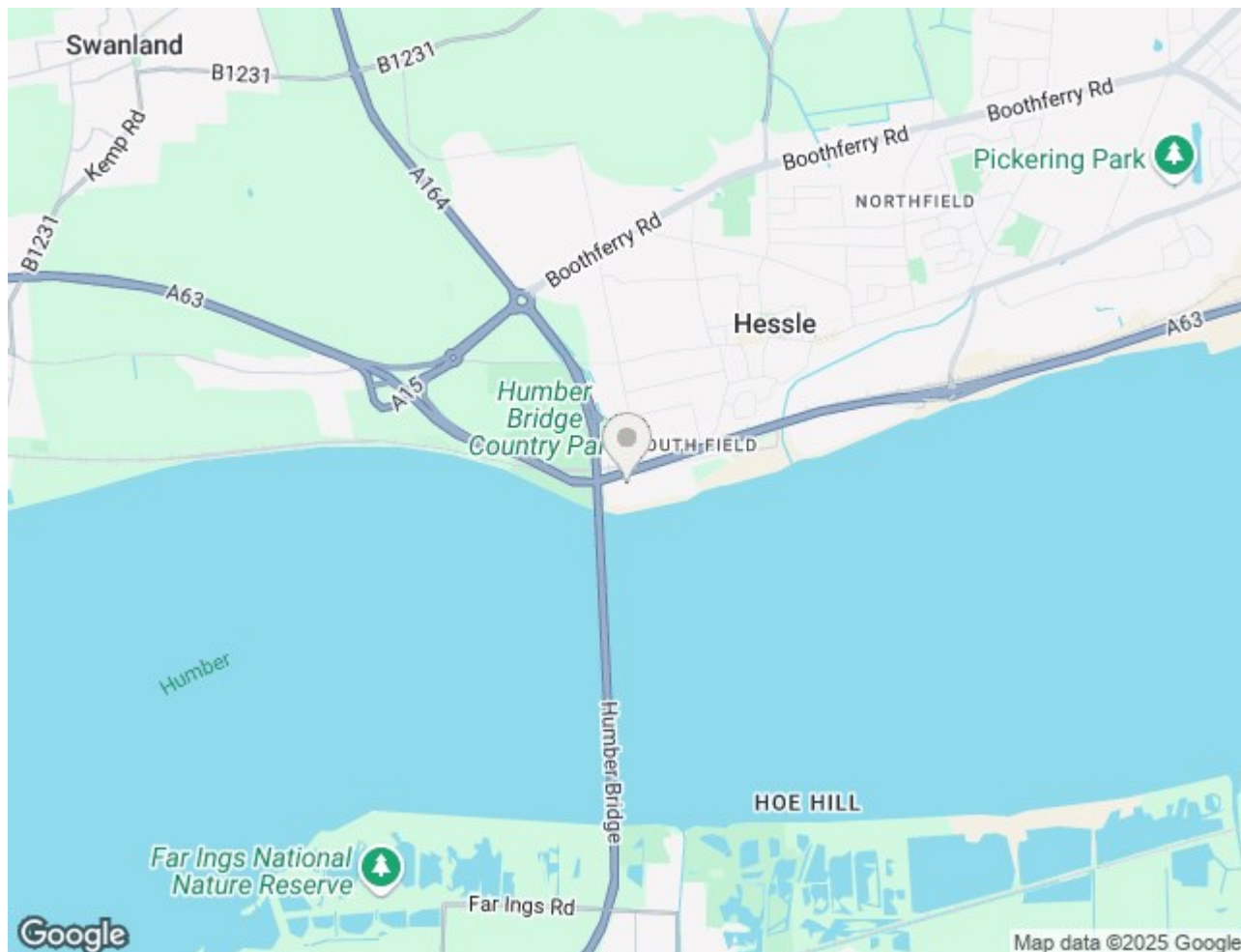
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

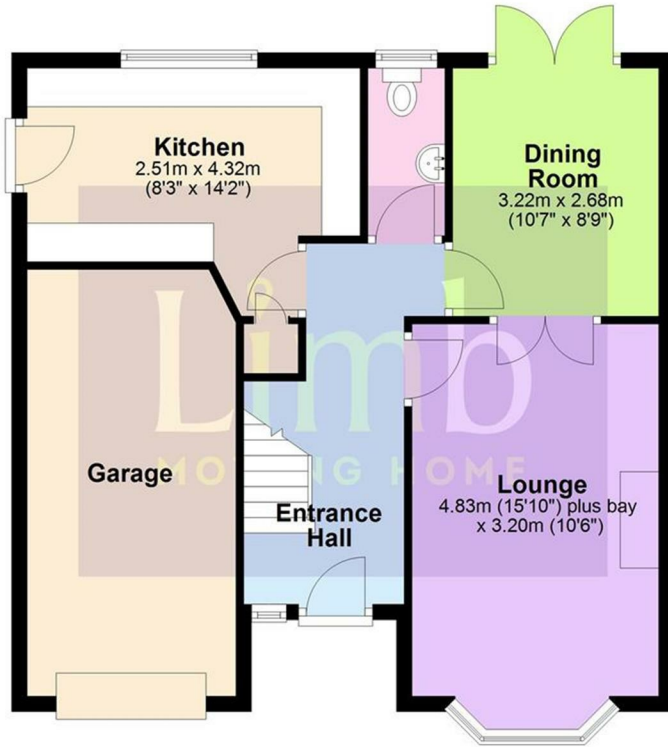
VALUATION SERVICE

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.



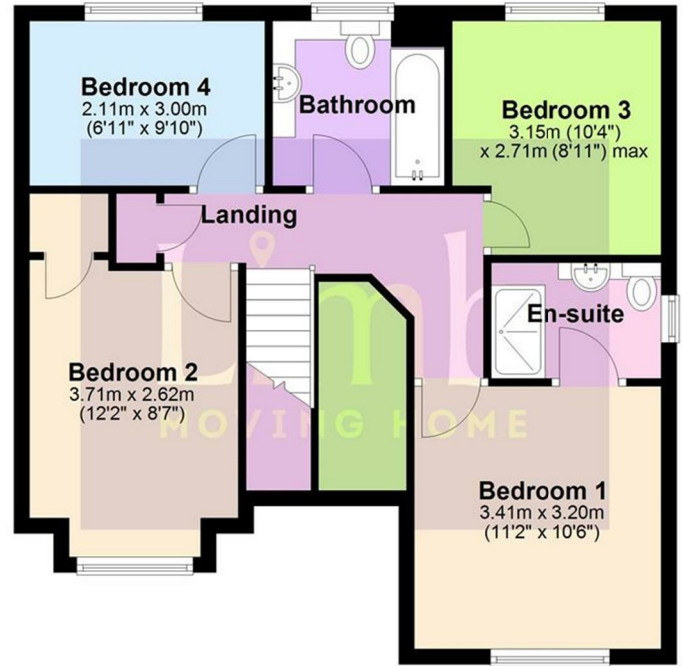
Ground Floor

Approx. 64.3 sq. metres (692.6 sq. feet)




First Floor

Approx. 58.4 sq. metres (628.9 sq. feet)



Total area: approx. 122.8 sq. metres (1321.4 sq. feet)
56 St Marys Close, Hessle

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		
	73	83
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	