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Limb
MOVING HOME



339 Boothferry Road, Hessle, East Yorkshire, HU13 0NW

📍 Semi-Detached

📍 Garage

📍 Driveway

📍 Council Tax Band = C

📍 3 Beds

📍 South Garden

📍 Spacious

📍 Freehold / EPC = D

£295,000

INTRODUCTION

Discover this beautifully remodelled and extended traditional bay-fronted semi-detached house, now a fabulous family home boasting a stunning open-plan living kitchen with bi-folding doors that seamlessly connect to the sunny south-facing rear garden. The thoughtfully updated accommodation features a welcoming entrance hall, a practical cloaks/W.C., and a spacious lounge complete with a cosy log-burning stove. The heart of the home is the superb open-plan living kitchen, offering distinct sitting and dining areas alongside a modern, well-equipped kitchen with integrated appliances. A convenient utility room adds to the practicality. Upstairs, you'll find three bedrooms, with fitted wardrobes in the first two, and a stylish family bathroom. Outside, a block-paved driveway provides excellent off-street parking and leads to a detached garage. The delightful south-facing rear garden is mainly laid to lawn, complemented by a patio, attractive planted borders, and a dedicated play area featuring an artificial lawn – a perfect haven for family life.

LOCATION

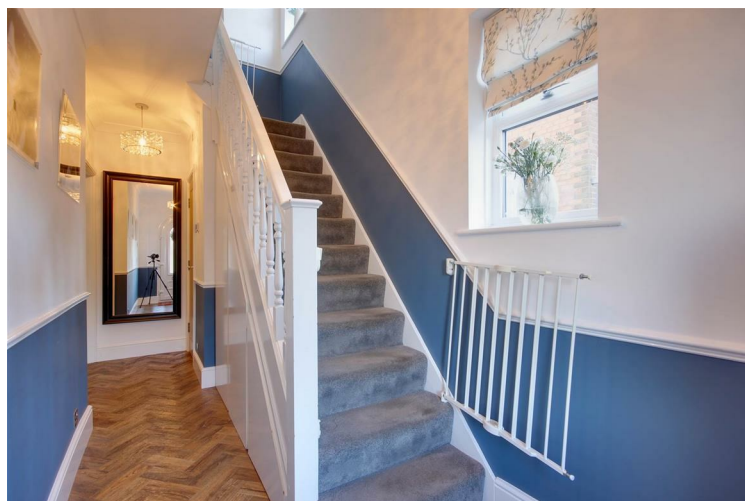
The property is situated along Boothferry Road, Hessle close to its junction with Hillcrest Avenue. Hessle is a vibrant west Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair 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

Residential entrance door to:

ENTRANCE HALLWAY

With Moduleo flooring, underfloor heating, window to side and staircase leading up to the first floor with fitted storage under.



CLOAKS/W.C.

With suite comprising a low flush W.C., wash hand basin, tiled floor with underfloor heating, inset spot lights and window to side.

LOUNGE

17'3" x 11'5" approx (5.26m x 3.48m approx)

Measurements into bay window to the front elevation. Log burning stove.



OPEN PLAN LIVING

With tiled flooring and underfloor heating throughout.



SITTING AREA

10'10" x 9'1" approx (3.30m x 2.77m approx)
Open plan through to the dining kitchen.



DINING KITCHEN AREA

16'8" x 11'5" approx (5.08m x 3.48m approx)

Superb space situated to the rear of the property with bi-folding doors opening out to the rear garden. The kitchen has a range of modern base and wall units with complementing worktops incorporating a ceramic sink and drainer with mixer tap, Rangemaster cooker with extractor above plus integrated fridge/freezer and dishwasher.



UTILITY ROOM

With fitted units, plumbing for a washing machine and space for dryer, inset spot lights, tiled floor and external access door to side.

FIRST FLOOR

LANDING

With window to side and loft access hatch with retractable ladder leading to the boarded loft providing excellent storage.

BEDROOM 1

14'5" x 10'11" approx (4.39m x 3.33m approx)

With feature bedside ceiling lights, fitted wardrobes with mirrored sliding doors. Window to rear.



BEDROOM 2

13'11" x 10'6" approx (4.24m x 3.20m approx)

Measurements into bay window to the front elevation. Fitted wardrobes.



BEDROOM 3

7'10" x 6'5" approx (2.39m x 1.96m approx)

Window to front.



BATHROOM

With suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Fitted storage cupboard, tiled floor, feature radiator, inset spot lights and window to side.



OUTSIDE

Outside, a block-paved driveway provides excellent off-street parking and leads to a detached garage. The delightful south-facing rear garden is mainly laid to lawn, complemented by a patio, attractive planted borders, and a dedicated play area featuring an artificial lawn.



REAR VIEW



PLAY 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 C. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

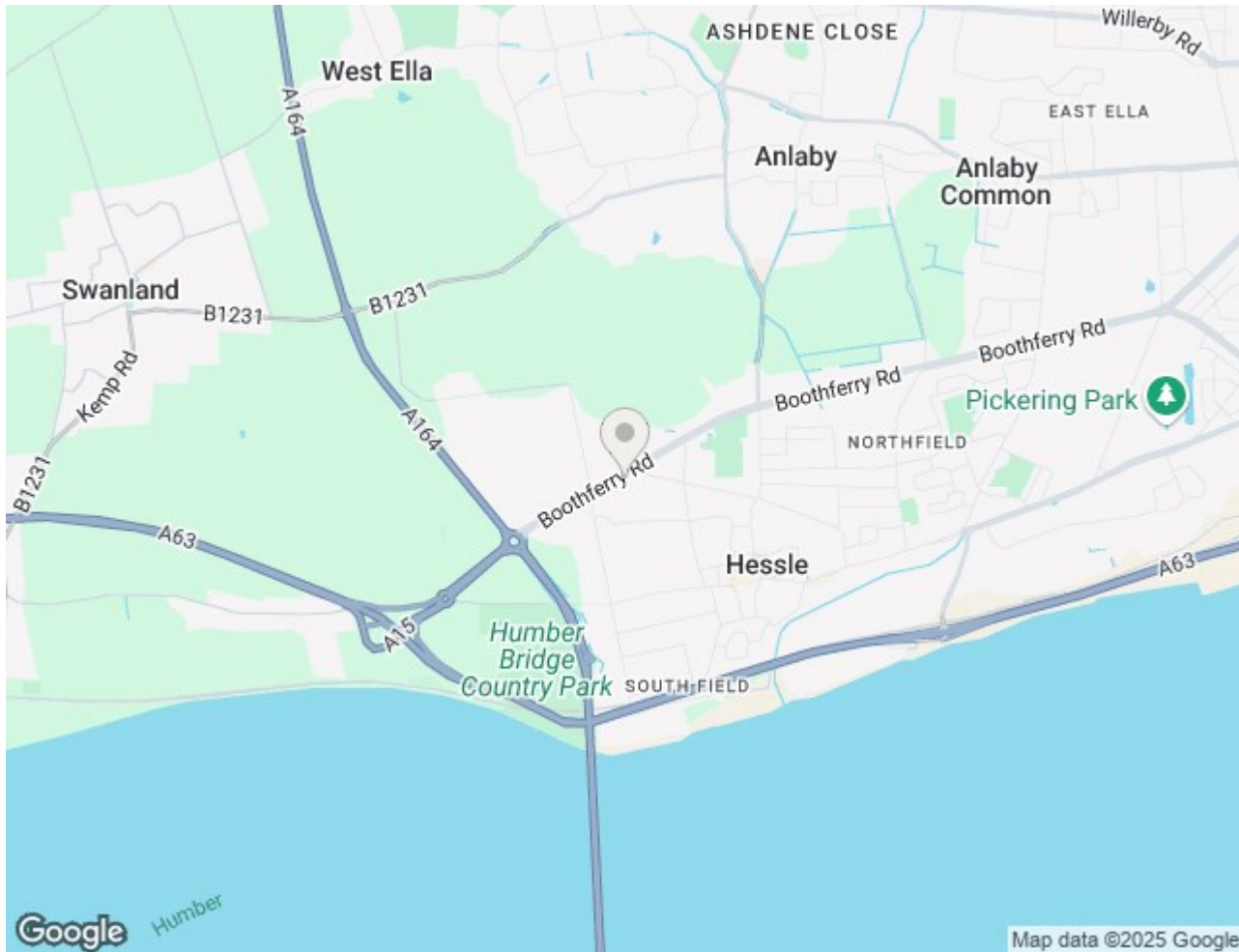
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 97.0 sq. metres (1044.4 sq. feet)
339 Boothferry Road, Hesse

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(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	

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		
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Not environmentally friendly - higher CO ₂ emissions		
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