

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*2 Acorn Way, Hessle, East Yorkshire, HU13 0TB*

- 📍 Impressive Detached
- 📍 Ideal Family Home
- 📍 Five Beds / Three Baths
- 📍 Council Tax Band = G

- 📍 Superb Open Plan Living
- 📍 Double Garage
- 📍 South Westerly Garden
- 📍 Freehold / EPC = D

**£475,000**



## INTRODUCTION

Presenting a remarkable family residence, this substantial detached home offers an impressive array of accommodation, most notably a superb open-plan living kitchen extension to the rear, designed for modern living and entertaining. The ground floor also features a spacious dual-aspect lounge, a dedicated study, a utility room, and a cloaks/W.C. Upstairs, five generous bedrooms provide ample space, including two with en-suites, alongside a family bathroom.

Situated on a large plot, the property benefits from parking for multiple vehicles and a double garage. The attractive south-westerly facing garden is an outdoor delight, featuring a lawn, hot tub under a pergola.

A truly unique benefit is that you will become a shareholder in Northwood Estates (Hessle) Ltd which owns the woodland adjoining the property, and benefit from a fantastic natural playground brimming with wildflowers and trees, a haven for children and nature lovers. The shareholding is included in the purchase price.

## LOCATION

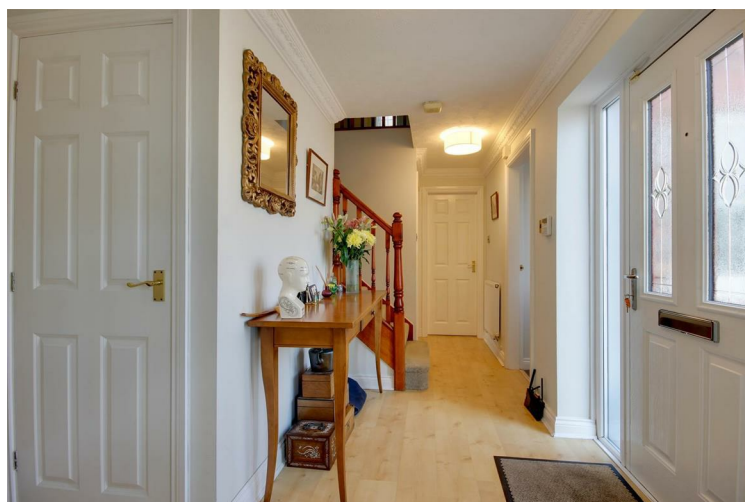
Acorn Way forms part of the sought after development known as "(Tranby Park)", situated off Jenny Brough Lane, Hessle. Hessle itself is a vibrant West Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, bars, designer boutiques, hair and beauty salons, takeaway, delicatessen and newsagent. Further amenities are located around Hessle Square including a supermarket, chemist, newsagent, bank, gift shop and Health Centre. Local schooling includes primary at 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 into 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

Welcoming space with staircase leading up to the first floor and large storage cupboard under.



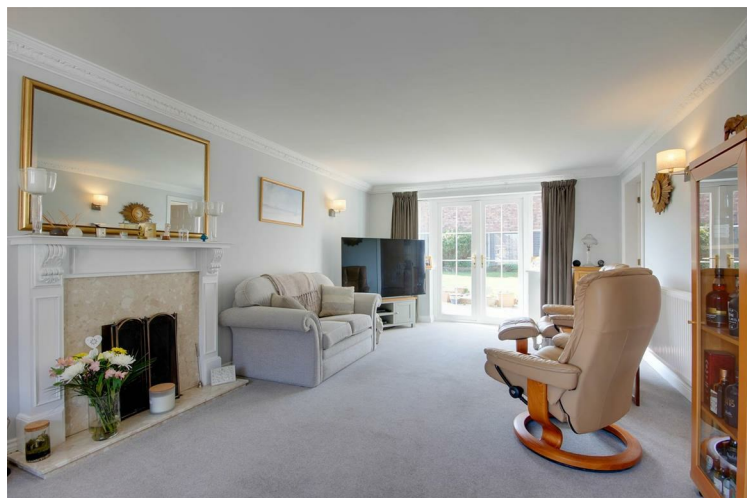
### CLOAKS/W.C.

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

## LOUNGE

21'6" x 12'0" approx (6.55m x 3.66m approx)

Light and airy space enjoying a dual aspect with bay window to the front elevation and French doors leading out to the rear garden. There is a feature fireplace with an open fire.



## STUDY

10'5" x 7'6" approx (3.18m x 2.29m approx)

Maximum measurements. Window to the front elevation.



## OPEN PLAN LIVING KITCHEN

The extended open-plan living kitchen, situated to the rear, is undoubtedly the heart of this family home. Featuring a comprehensive range of modern fitted units with solid wood worktops and a matching central island, the kitchen is well-equipped with a range cooker, extractor hood, integrated dishwasher, and warming drawer. The included fridge/freezer with wine cooler adds further convenience. Ample space is provided for both dining and comfortable living, and French doors open seamlessly to the rear garden, creating a wonderful indoor-outdoor flow.





## ALTERNATIVE VIEW



## UTILITY ROOM

With fitted units, sink and drainer, plumbing for a washing machine and space for dryer. External access door and window to side. Internal access door to the double garage.



## FIRST FLOOR

## LANDING

With cylinder/airing cupboard and loft access hatch.

## BEDROOM 1

16'9" x 10'0" approx (5.11m x 3.05m approx)

With windows to front and side elevations.



## EN-SUITE SHOWER ROOM

With modern suite comprising a walk in shower, fitted units with wash hand basin and low flush W.C. Tiling to walls and floor. Window to side.





## BEDROOM 2

12'0" x 11'4" approx (3.66m x 3.45m approx)  
With fitted wardrobes and bay window to the front elevation.



## EN-SUITE BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Heated towel rail, tiled floor and window to the front elevation.



## BEDROOM 3

12'0" x 10'1" approx (3.66m x 3.07m approx)  
With fitted furniture including wardrobes, drawers and desk/dressing table. Window to rear.



## BEDROOM 4

10'7" x 10'1" approx (3.23m x 3.07m approx)  
Measurements to extremes. Window to rear elevation.



## BEDROOM 5

10'11" x 6'6" approx (3.33m x 1.98m approx)  
With fitted wardrobes and window to rear.





## BATHROOM

With suite comprising a corner bath with shower attachment, wash hand basin and low flush W.C.. Tiling to walls, window to side.



## OUTSIDE

Situated on a large plot, the property benefits from parking for multiple vehicles and a double garage. The attractive south-westerly facing garden is an outdoor delight, featuring a lawn, hot tub under a pergola.



## PATIO AREA



## OPEN WOODLAND AREA

A truly unique benefit is the opportunity to become a shareholder in the adjoining woodland owned by Northwood estates for which there is a nominal maintenance charge per annum. This is a fantastic natural playground for children, brimming with wildflowers and trees.





## 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 G. 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

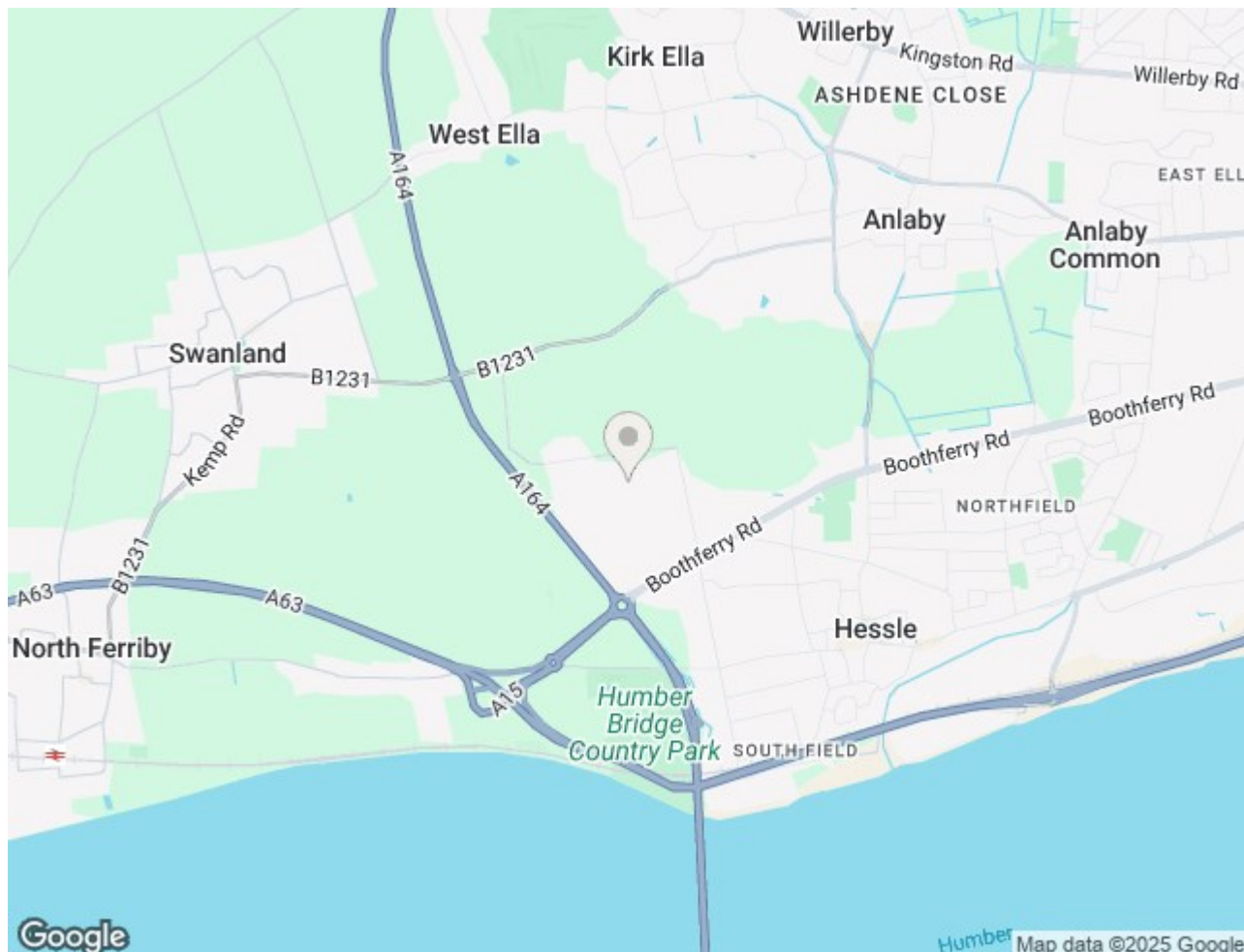
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





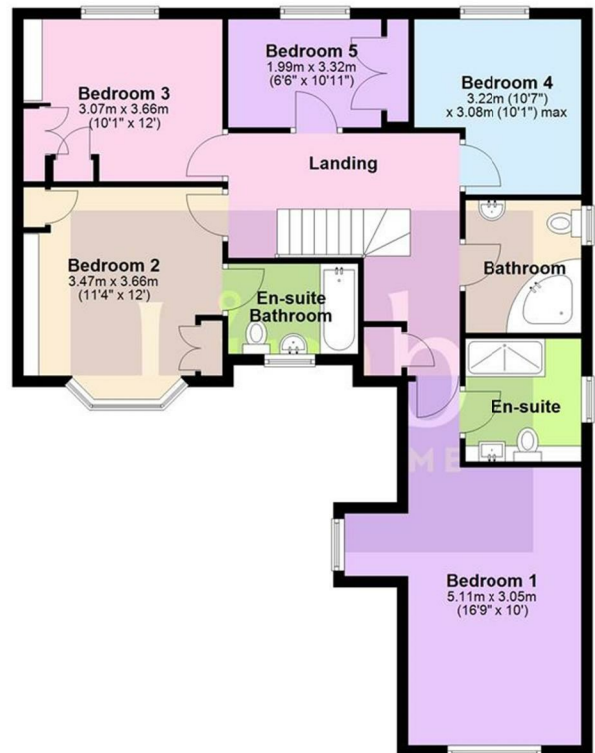
## Ground Floor

Approx. 127.4 sq. metres (1371.5 sq. feet)




## First Floor

Approx. 89.2 sq. metres (960.3 sq. feet)



Total area: approx. 216.6 sq. metres (2331.8 sq. feet)  
2 Acorn Way, Hessle

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	