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**Limb**  
MOVING HOME



*39 Prestongate, Hessle, East Yorkshire, HU13 0RD*

📍 Georgian Townhouse

📍 Central Location

📍 Large Home

📍 Council Tax Band = B

📍 3 Beds

📍 Parking

📍 South Facing Garden

📍 Freehold/EPC = D

**£245,000**

## INTRODUCTION

This beautiful Georgian townhouse stands proudly along Prestongate within the heart of Hessle. The property forms part of a historic row of period townhouses which have been sympathetically modernised over the years. Being somewhat deceptive from the front, the accommodation is much larger than expected and is presented in "walk into" condition retaining much character complimented by an array of modern fittings. The property also enjoys a southerly facing garden to the rear and private parking. The location could not be more convenient with all that Hessle has to offer on the doorstep. There are a wide range of amenities, eateries, bars, coffee shops etc. together with day to day shopping facilities. The accommodation is arranged over three floors and depicted on the attached floorplan. In brief it comprises two reception rooms and a kitchen. Upon the first floor are two bedrooms and the bathroom. A further staircase leads upto the loft bedroom. The accommodation has the benefit of gas fired central heating to radiators and part uPVC framed double glazing with the characterful sash windows being retained to the front.

## LOCATION

The property stands on the south side of Prestongate within Hessle's conservation area. Prestongate is a pedestrianised area linking The Square to The Weir and the property has vehicular access rights to it and indeed enjoys off street parking facilities. Prestongate lies within the centre of Hessle and there are an excellent range of shops, amenities, restaurants, cafés and many independent traders on the doorstep. Convenient access can be gained towards Hull City Centre to the east or the Humber Bridge and the national motorway network to the west. A main bus route serves Hessle Square regularly. Rail connections are also available with the local train station at Southfield.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With stairs to first floor off and cupboard beneath.

### LOUNGE

12'2" x 11'10" approx (3.71m x 3.61m approx)

Chimney breast housing log burner, feature wide plank wooden floor, beautiful moulded coving to ceiling, sash window to front elevation.





## DINING ROOM

11'0" x 9'4" approx (3.35m x 2.84m approx)

With double doors opening out to the rear garden.



## KITCHEN

12'6" x 8'3" approx (3.81m x 2.51m approx)

With windows to rear and external access door. There is a unit housing a double sink and drainer with mixer tap, further matching cabinet opposite. Plumbing for automatic washing machine.



## FIRST FLOOR

With cupboard and door to staircase leading up to the loft bedroom.

## LANDING

## BEDROOM 1

15'1" x 12'3" approx (4.60m x 3.73m approx)

A lovely room with period fireplace to chimney breast and wardrobe to alcove. Sash window to front elevation. Wide plank wooden flooring.



## BEDROOM 2

11'0" x 9'5" approx (3.35m x 2.87m approx)

Cupboard to corner, uPVC double glazed window to rear.



## BATHROOM

13'0" x 8'4" approx (3.96m x 2.54m approx)

With suite comprising bath, low level W.C. and wash hand basin. uPVC framed double glazed window to rear.



## SECOND FLOOR

## BEDROOM 3

15'5" x 15'2" approx (4.70m x 4.62m approx)

A room full of character with sloping ceilings and Velux window to rear. Access to eaves provided.



## OUTSIDE

The property enjoys a southerly facing garden to the rear with lawn and attractive borders. There is private rear parking and a garden shed.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. 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

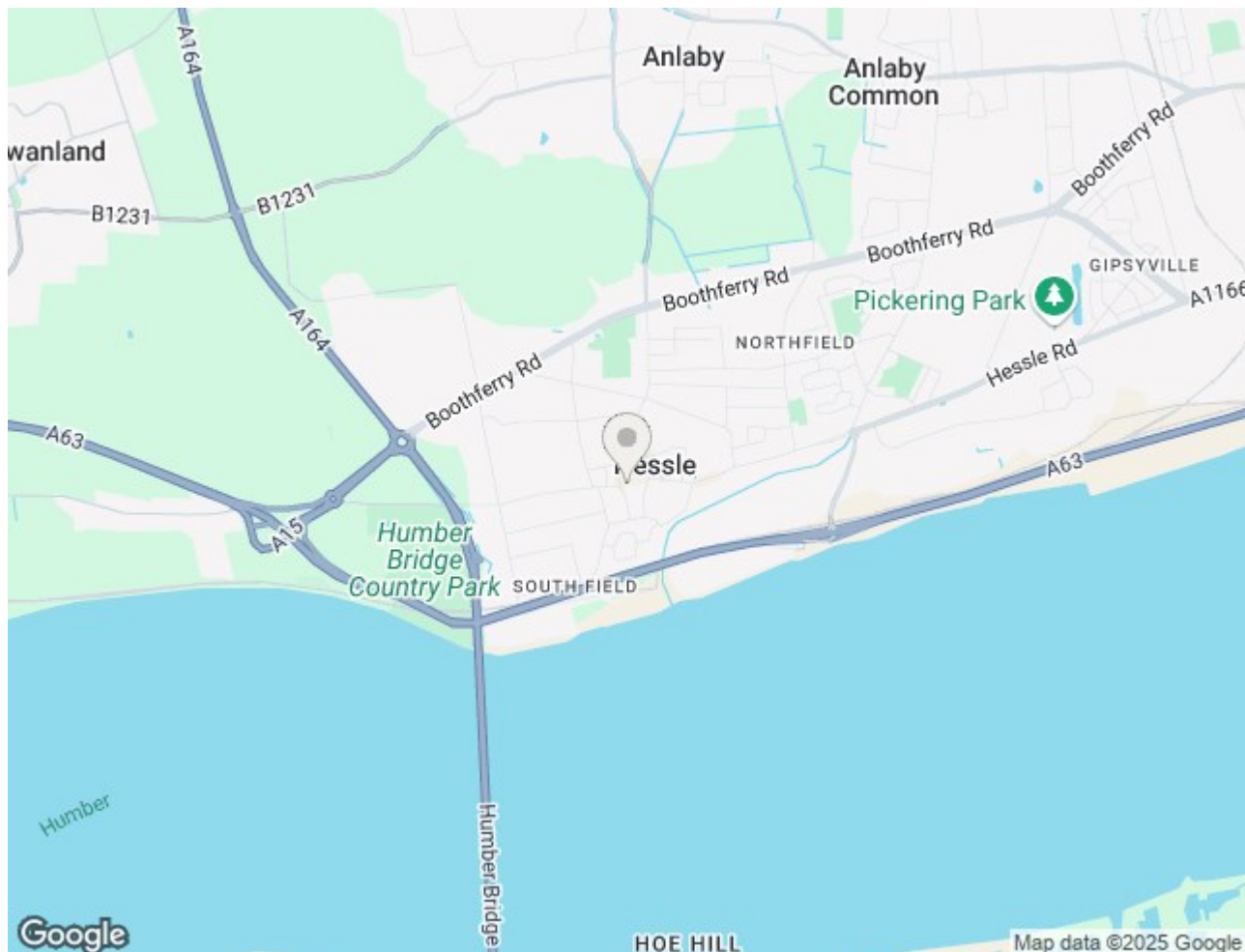
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

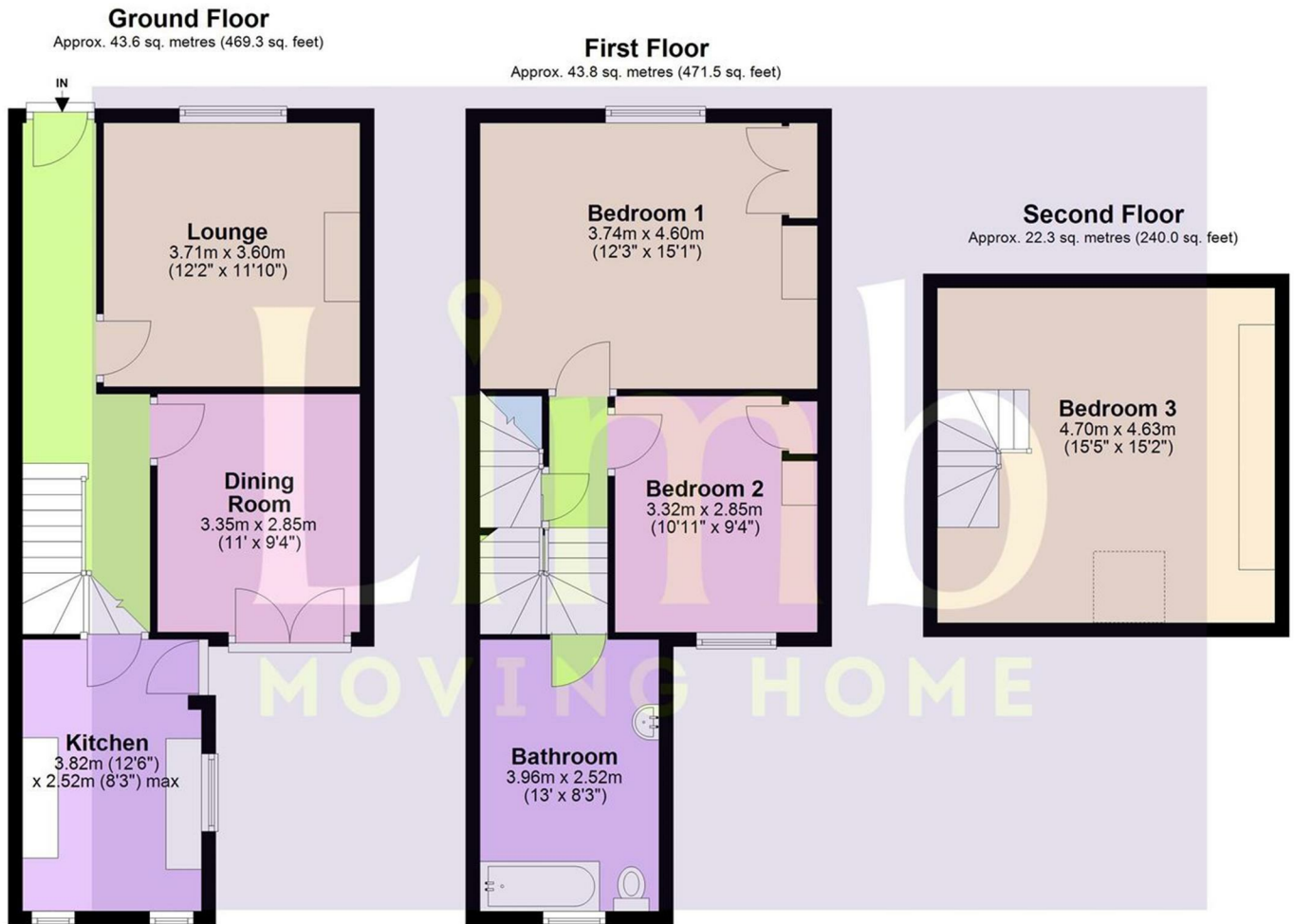
## PHOTOGRAPH DISCLAIMER

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.





**39 Prestongate**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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	