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Limb
MOVING HOME



Tekels Lodge, Woodfield Lane, Hessle, East Yorkshire, HU13 0EW

- 📍 Truly Individual
- 📍 Contemporary Home
- 📍 High Spec Interior
- 📍 Council Tax Band = F
- 📍 4/5 Bedrooms
- 📍 Magnificent Kitchen
- 📍 25ft.x 25ft. Living Room
- 📍 Freehold/EPC = D

£620,000

INTRODUCTION

Affording a contemporary lifestyle opportunity, Tekels Lodge is a truly unique detached property nestled in the sought after Southfield Conservation area. Ideal for those looking for something that bit different this unique home has been cleverly designed with its external appearance giving little indication of the expansive accommodation which extends to around 2,700sq.ft. over three floors. The property has obviously been subject to considerable investment in recent times, none more evident than the kitchen with its stunning range of designer units, grand island and host of quality appliances linking in turn through to a magnificent 25'0" x 25'0" main living room complete with media wall and bi fold doors opening out to the sunken terrace. The versatile layout provides 4/5 bedrooms depending configuration, which includes an outstanding master suite with a dressing room, en-suite and main bedroom area with bi fold doors opening out to a terrace. The accommodation is depicted on the attached floorplan and viewing is most definitely required. Outside the gardens have been thoughtfully developed with differing levels creating a sunken sun terrace and patio area which are great to relax or entertain in. A gated entrance opens to the parking forecourt and driveway leads past the house to further parking and the detached double garage. No onward chain.



LOCATION

Tekels Lodge is situated and well screened with a wall and gates from the highly sought after Woodfield Lane which is accessed from Ferriby Road. It forms part of Hessle's conservation area which comprises many fine homes of distinction. Hessle offers everything you could want having a superb range of shops and amenities including fine restaurants, cafes, bars, boutique shops, delicatessens, supermarkets, newsagent, bank, chemist, gift shops, hair/beauty salons, health centre, takeaways and much more, all of which make it such a desirable place to live. Situated approximately 5 miles to the west of Hull City Centre on the banks of the River Humber, 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 to the east or the national motorway network to the west. The iconic Humber Bridge is situated nearby providing easy access to North Lincolnshire and Humberside Airport. Public and private schooling for all ages is available locally in addition to many recreation facilities and walks through the Country Park or Hessle Foreshore.

ACCOMMODATION

A quality composite entrance door opens to the hallway.

ENTRANCE HALLWAY

With part tiled floor. Stairs lead to both the lower and upper floors.



CLOAKS CUPBOARD

W.C.

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

SITTING ROOM/BEDROOM 5

With bay window to side, further window to south, cast fire surround to chimney breast.



BEDROOM 1

16'2" x 15'2" approx (4.93m x 4.62m approx)

With double doors and windows enjoying a southerly facing aspect. Double doors open out to the raised terrace complete with artificial grass.



TERRACE



DRESSING ROOM

12'0" x 9'7" approx (3.66m x 2.92m approx)

Fitted wardrobe.



BATHROOM

Featuring an oval bath with tap stand, wash hand basin, concealed flush W.C., "walk in" shower area with rainhead and handheld shower system, tiled surround and floor.



LOWER GROUND FLOOR

INNER LOBBY AND HALL

With external access door to sunken terrace.

LOUNGE

15'9" x 11'7" approx (4.80m x 3.53m approx)

Window to south, stone fire surround to chimney breast.



KITCHEN AREA

27'6" x 16'0" approx (8.38m x 4.88m approx)

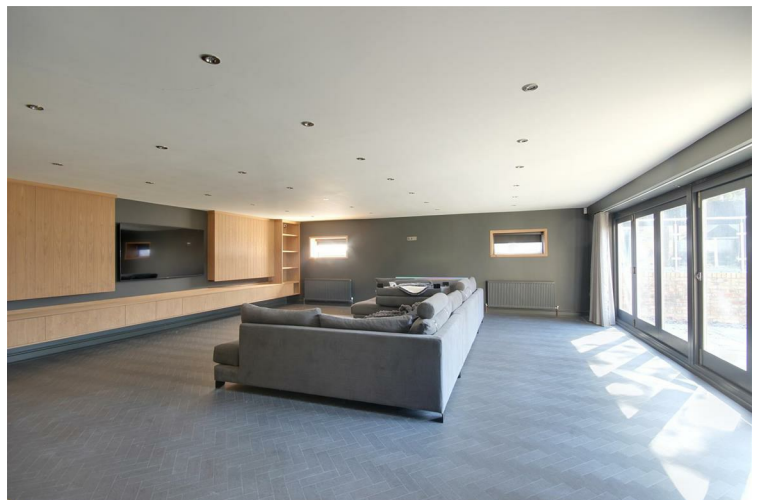
Clearly having a high end kitchen complete with an extensive range of units, grand island and Dekton work surfaces. Features include an undercounter sink with mixer tap, AEG dishwasher and induction hob with extractor above to the island. There is a bank of units housing twin ovens, microwave, coffee machine, fridge and freezer. Whilst the island has a breakfast bar area, there is also a further fitted casual eating area to one corner of the room adjacent to a drinks dresser unit with wine chiller. Double doors open out to the sun terrace. This room is open plan in style through to the living room.



LIVING ROOM

25'0" x 25'0" approx (7.62m x 7.62m approx)

A magnificent space having a wall of bi fold doors opening out to the sun terrace, opposite to which is a fitted media wall.



UPPER FLOOR

LANDING

BEDROOM 2

11'9" x 10'8" approx (3.58m x 3.25m approx)
With wardrobe, windows to south and east elevations.



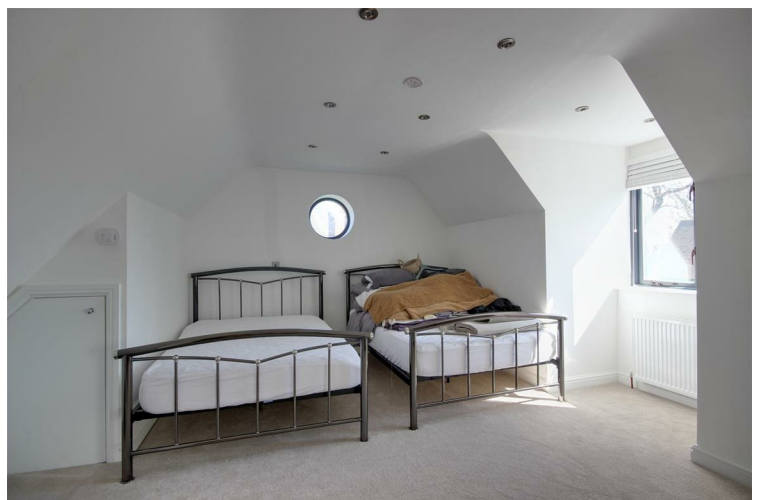
BEDROOM 3

11'9" x 10'8" approx (3.58m x 3.25m approx)
Wardrobe, boiler cupboard to corner, window to south elevation. This room is interconnecting into bedroom 4.



BEDROOM 4

15'9" x 10'7" approx (4.80m x 3.23m approx)
Window to south elevation. Access to eaves where there is a second boiler fitted.



WET ROOM

With a ceiling hung rainhead shower, concealed flush W.C., wash hand basin with cabinet, tiling to the walls and floor, heated towel rail.



OUTSIDE

Outside the gardens have been thoughtfully developed with differing levels providing a sunken sun terrace and patio areas which are great to relax or entertain in. A gated entrance opens to the parking forecourt and driveway leads past the house to further parking and the detached double garage.



REAR VIEW



SUNKEN PATIO AREA



FRONT PARKING



GARAGE



TENURE

Freehold

COUNCIL TAX BAND

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

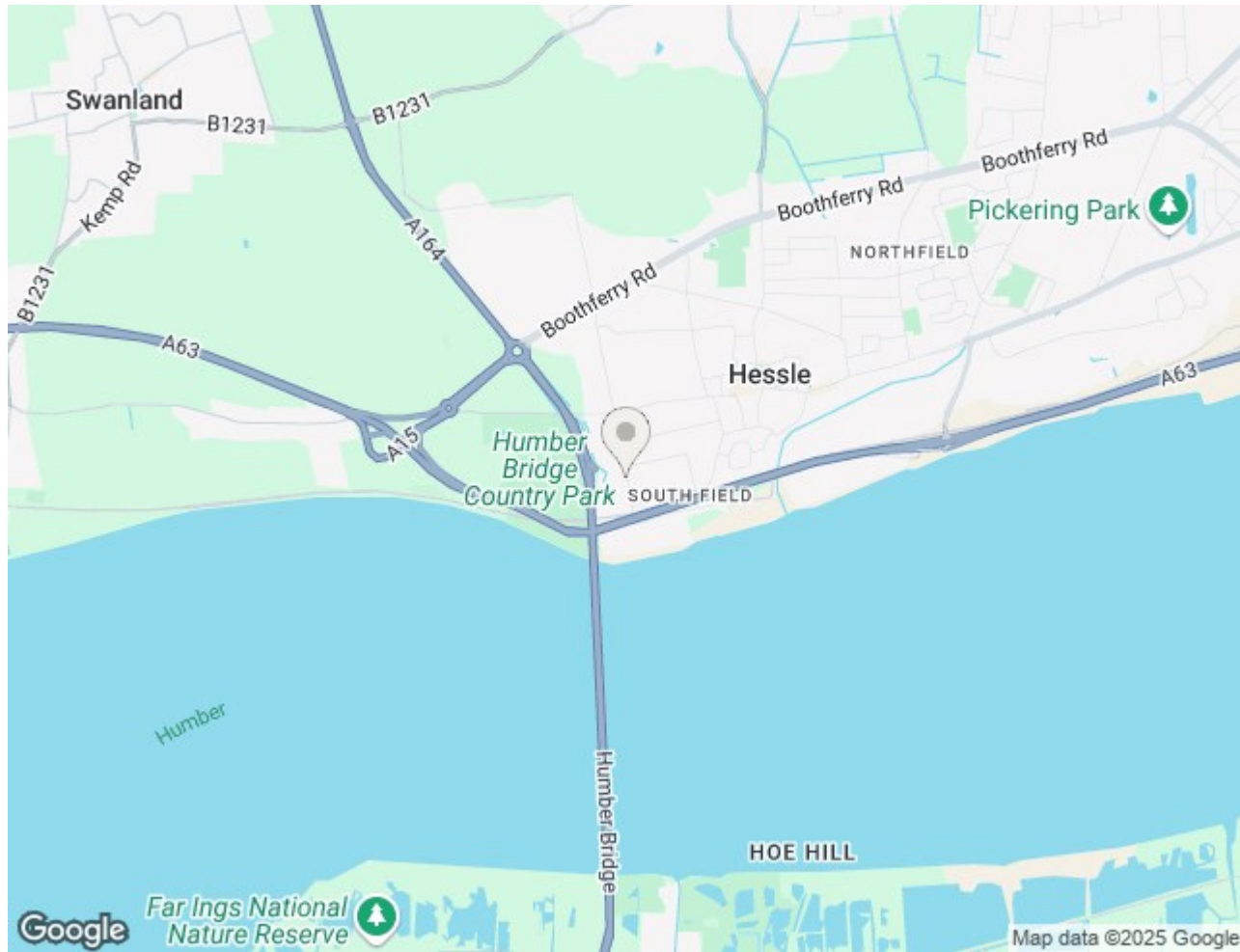
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



Lower Ground Floor

Approx. 130.2 sq. metres (1401.2 sq. feet)



Ground Floor

Approx. 73.5 sq. metres (791.3 sq. feet)




First Floor

Approx. 57.6 sq. metres (619.7 sq. feet)




Total area: approx. 261.3 sq. metres (2812.2 sq. feet)
Tekels Lodge

Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 66 | |
| (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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |