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Limb
MOVING HOME



65 Northfield Avenue, Hessle, East Yorkshire, HU13 9DL

- 📍 Ideal for First Time Buyers!
- 📍 Two Bedrooms
- 📍 Spacious Lounge
- 📍 Council Tax Band = B
- 📍 Modern Kitchen
- 📍 Rear Garden with Deck
- 📍 No Onward Chain!
- 📍 Freehold / EPC = C

£135,000

INTRODUCTION

Ideal for first-time buyers and offered for sale with no onward chain, this well-presented mid-terraced home has been recently redecorated and features gas central heating and double glazing throughout. The accommodation includes a lounge with feature fireplace, a modern kitchen, two bedrooms, and a bathroom (see floorplan for dimensions). Outside offers a front garden and a rear garden with a raised decked patio and lawn, plus rear access.

LOCATION

The property is situated along Northfield Avenue which runs off Beverley Road Hessle. 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 HALL

With staircase leading up to the first floor.

LOUNGE

With feature fireplace housing a living flame gas fire. Bay window to the front elevation and understairs storage cupboard.



KITCHEN

Having a range of modern base and wall units with laminate worktops, one and a half bowl sink and drainer, oven and four ring gas hob with filter hood above. Window and external access door to rear.



FIRST FLOOR

LANDING

BEDROOM 1

With fitted wardrobe and two windows to the front elevation.



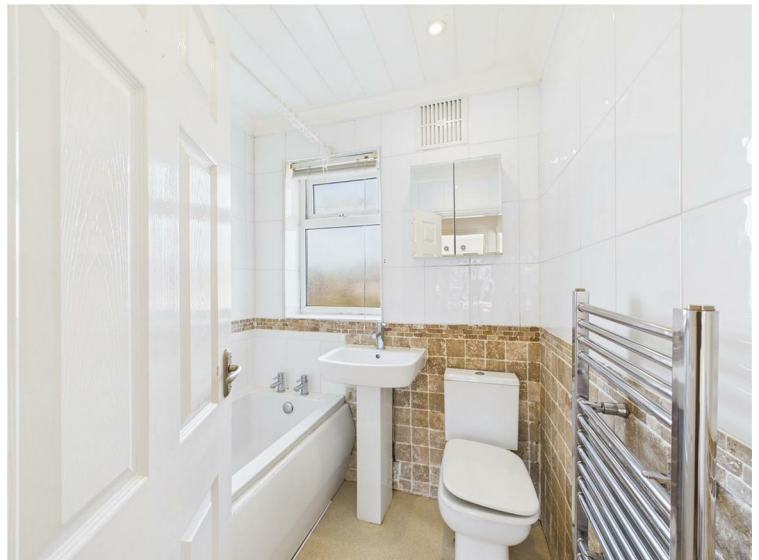
BEDROOM 2

Window to the rear elevation.



BATHROOM

With suite comprising a bath with shower over, wash hand basin and low flush W.C. Tiling to walls, heated towel rail and window to rear.



OUTSIDE

A gravelled garden area extends to the front with a low brick wall. To the rear is a raised decked patio with lawn beyond and access to the tenfoot.



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 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.

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.

AGENTS NOTE

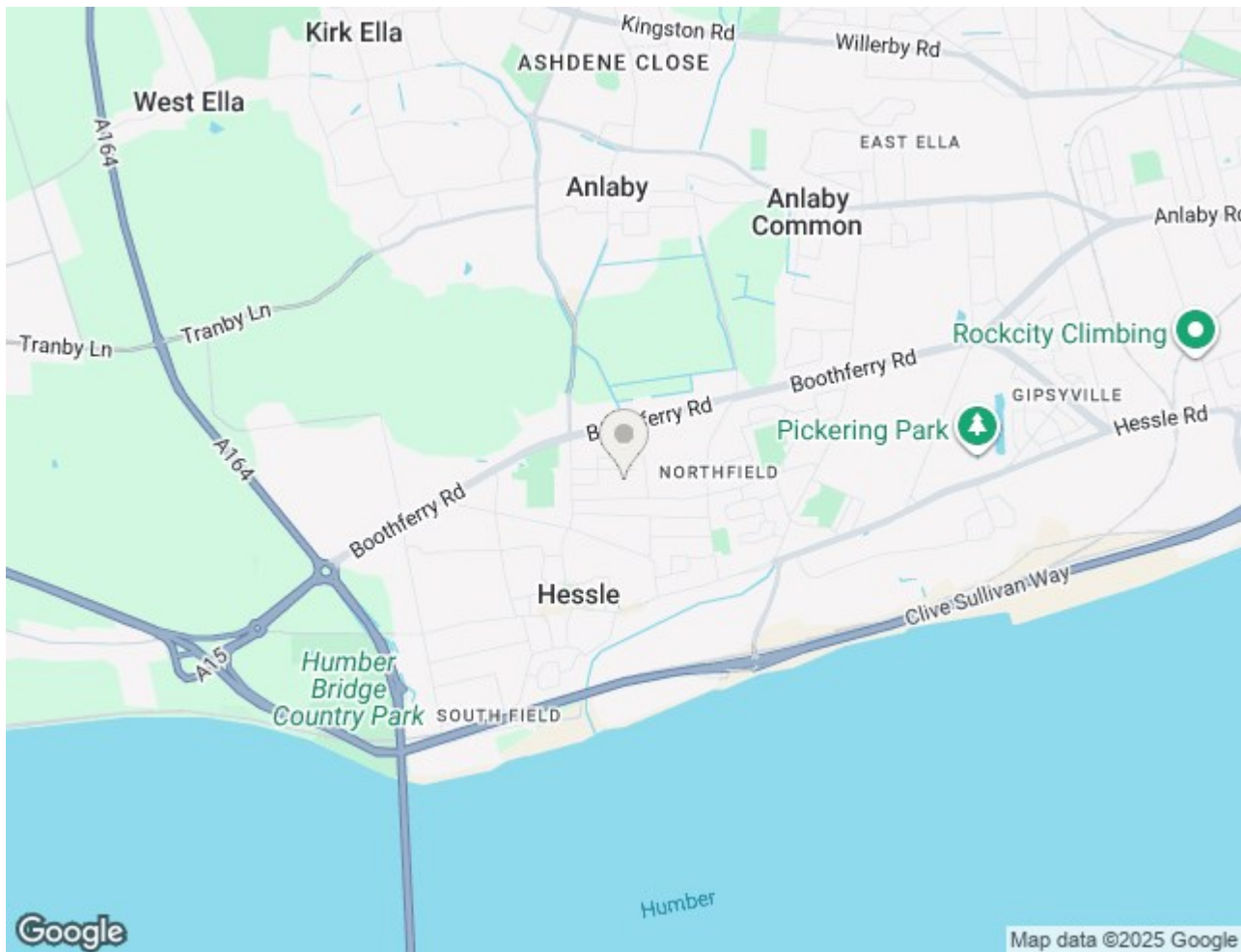
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

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Floor 0



Floor 1



Approximate total area⁽¹⁾
623 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	71	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	