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**Limb**  
MOVING HOME



*7 Coulson Drive, Hessle, East Yorkshire, HU13 9JU*

📍 Semi-Detached House

📍 Three Bedrooms

📍 Modern Bathroom

📍 Council Tax Band = A

📍 Dining Kitchen

📍 Two Reception Rooms

📍 Driveway & Rear Garden

📍 Freehold / EPC =

**£189,950**



## INTRODUCTION

This well-maintained three-bedroom semi-detached house offers a comprehensive range of features, including a good-sized rear garden and private off-street parking. The internal layout comprises an entrance hallway, a comfortable lounge, and a modern dining kitchen with direct access to the rear garden. A further reception room, currently utilized as a beauty room with independent front access, provides flexible living space. The first floor accommodates three bedrooms and a modern bathroom with an over-bath shower. The property benefits from gas central heating and uPVC double glazing throughout.

Externally, a driveway provides parking for two vehicles, and the rear garden features a raised deck and a substantial outbuilding incorporating a shed and a versatile space with power and lighting.

## LOCATION

Coulson Drive is situated off Fishemore avenue which runs off Northolme Road in 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

The accommodation and room sizes are depicted on the attached floorplan.

Residential entrance door to:

## ENTRANCE HALLWAY

With staircase leading up to the first floor with cupboard under.



## LOUNGE

Window to the front elevation.



## DINING KITCHEN

Having a range of modern base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer, oven, four ring hob and breakfast bar. There is housing for an American style fridge/freezer which may be available by separate negotiation and plumbing for a washing machine. Tiling to the floor, window and external access door to rear. French doors lead off the sitting/dining area to the raised decked patio.





## RECEPTION ROOM

Currently used as a beauty room by the current owners. There is an independent access door to the front.



## CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin.

## FIRST FLOOR

## LANDING

With loft access hatch and storage cupboard.



## BEDROOM 1

With fitted wardrobes and window to the front elevation.



## BEDROOM 2

With cupboard housing the gas central heating boiler. Window to rear.



## BEDROOM 3

Window to side.

## BATHROOM

With modern suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail, inset spot lights and window to rear.



## OUTSIDE

Externally, a driveway provides parking for two vehicles, and the rear garden features a raised deck and a substantial outbuilding incorporating a shed and a versatile space with power and lighting.



## 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 A. 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.

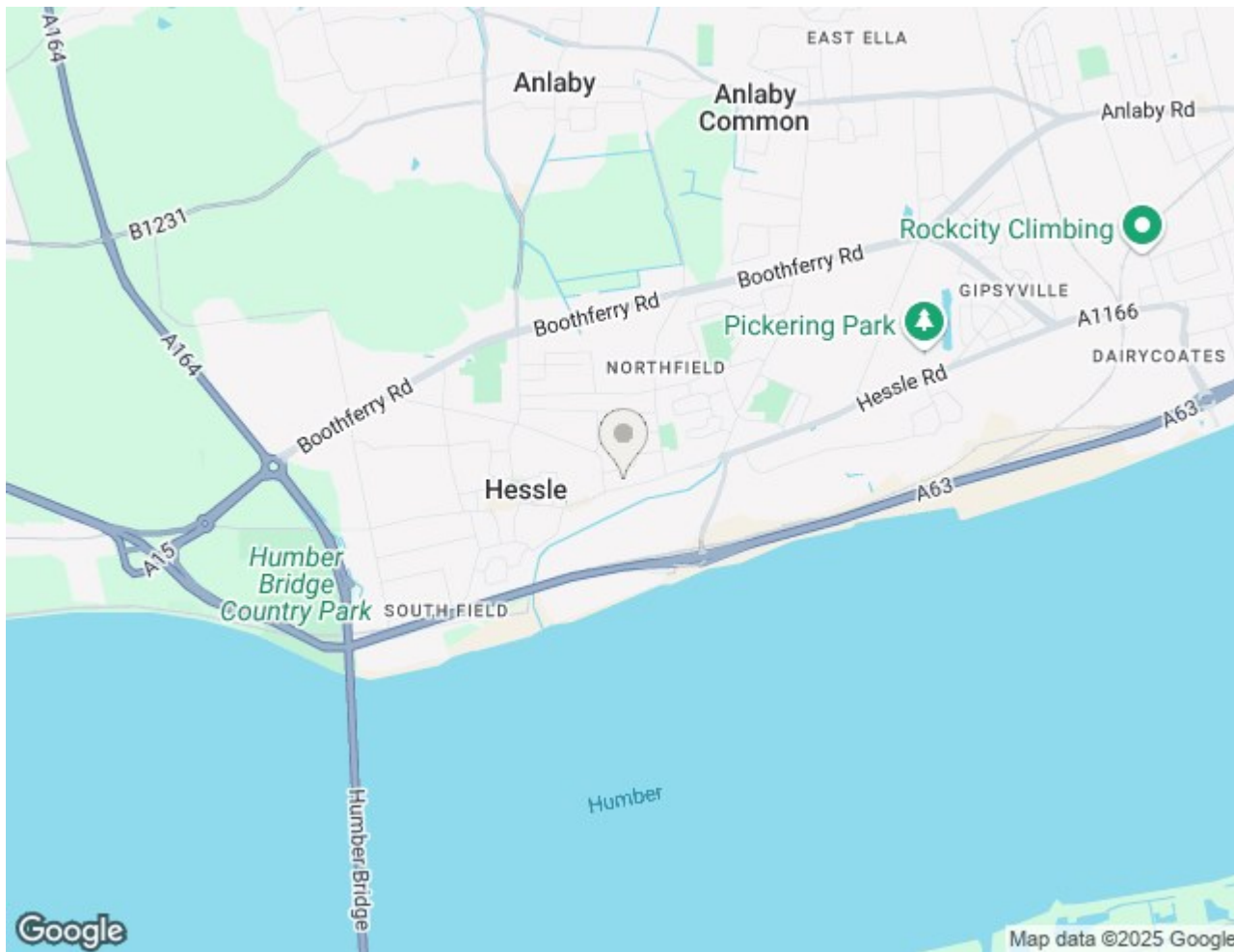


## PHOTOGRAPH DISCLAIMER

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.






Approximate total area<sup>m</sup>  
979 ft<sup>2</sup>

(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) <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 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	