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**Limb**  
MOVING HOME



*18 Cooper Street, Hessle, East Yorkshire, HU13 0QR*

📍 3 Bedroom Detached

📍 Move in Ready

📍 Contemporary Design

📍 Council Tax Band = D

📍 Immaculately Presented

📍 4 x Off Street Parking

📍 Garden & Garage

📍 Freehold/EPC = B

**£280,000**

## INTRODUCTION

Immaculate three-bedroom detached house on a corner plot boasting contemporary design throughout, perfect for a growing family or those seeking a property ready to move straight into.

The accommodation briefly comprises a welcoming hallway, lovely lounge and a well-appointed dining kitchen with French doors leading to the rear patio area on the ground floor. There are three bedrooms, an en-suite shower room, and a family bathroom on the first floor. The property benefits from gas central-heating and double glazing throughout, with external features including a well-maintained rear garden and patio, an adjacent garage and off-street parking facilities for up to four vehicles.

Viewing is highly recommended!

## LOCATION

Cooper Street forms part of an attractive recent development situated off Boothferry Road, close to it's junction with Swanland Road, and within easy reach of the Humber Bridge and the A63. 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, take away, delicatessen, bank and newsagents. Further amenities are located around Hessle Square including a supermarket, chemist, newsagent, bank, gift shop and health centre. Local shops include primary at Hessle All Saints Church of England and Penshurst secondary schooling is nearby at Hessle High School. Hessle also has its own mainline railway station which leads 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

14'3" x 7'6" approx (4.34m x 2.29m approx)

With window to front and access to understairs W.C.





## LOUNGE

14'2" x 12'3" approx (4.32m x 3.73m approx)  
With window to front and Karndean flooring.



## DINING KITCHEN

20'2" x 8'10" approx (6.15m x 2.69m approx)  
Contemporary dining kitchen with Karndean flooring. Comprising:

### KITCHEN AREA

With fitted worksurfaces, four-ring gas hob and extractor hood atop integrated oven, one-and-a-half sink & drainer beneath window to rear, integrated dishwasher and plumbing for washing machine.



## DINING AREA

With French doors opening onto the rear patio.



## W.C.

5'5" x 3'2" approx (1.65m x 0.97m approx)

With wash-hand basin to corner and low-flush W.C..

## FIRST FLOOR

### LANDING

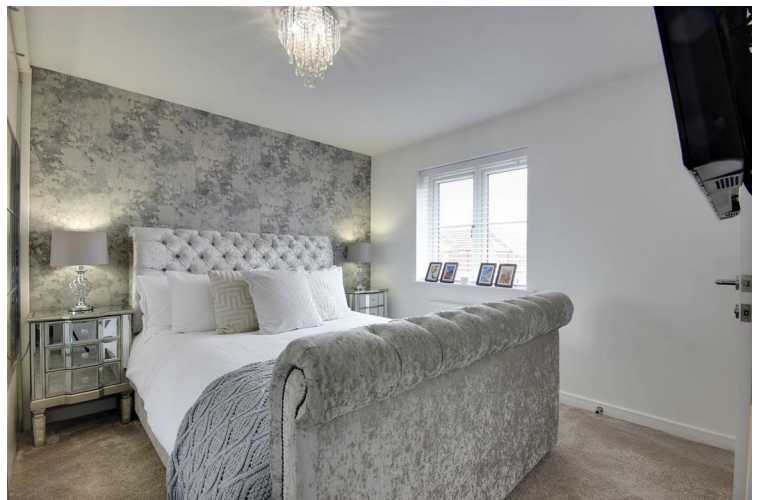
5'9" x 6'4" approx (1.75m x 1.93m approx)

With storage cupboard to corner and access to loft space.

### BEDROOM 1

10'1" x 11'6" approx (3.07m x 3.51m approx)

With window to rear elevation and door to en-suite shower room.



## EN-SUITE SHOWER ROOM

8'2" x 4' approx (2.49m x 1.22m approx)

With window to rear elevation, spacious step-in shower, wash-hand basin and low-flush W.C..



## BEDROOM 2

9'3" x 11'9" approx (2.82m x 3.58m approx)

With window to front elevation.



## BEDROOM 3

6'10" x 8'5" approx (2.08m x 2.57m approx)

With window to front elevation and storage cupboard to corner.





## BATHROOM

5'6" x 8'2" approx (1.68m x 2.49m approx)

With bath to corner, wash-hand basin and low-flush W.C. beneath window to rear elevation.



## OUTSIDE

A patio and lawned area lie to the rear of the property, with access to the garage. The front of the property presents a well-kept gravelled area for parking, complementing the driveway which stretches down the side of the property to the 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 D. 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

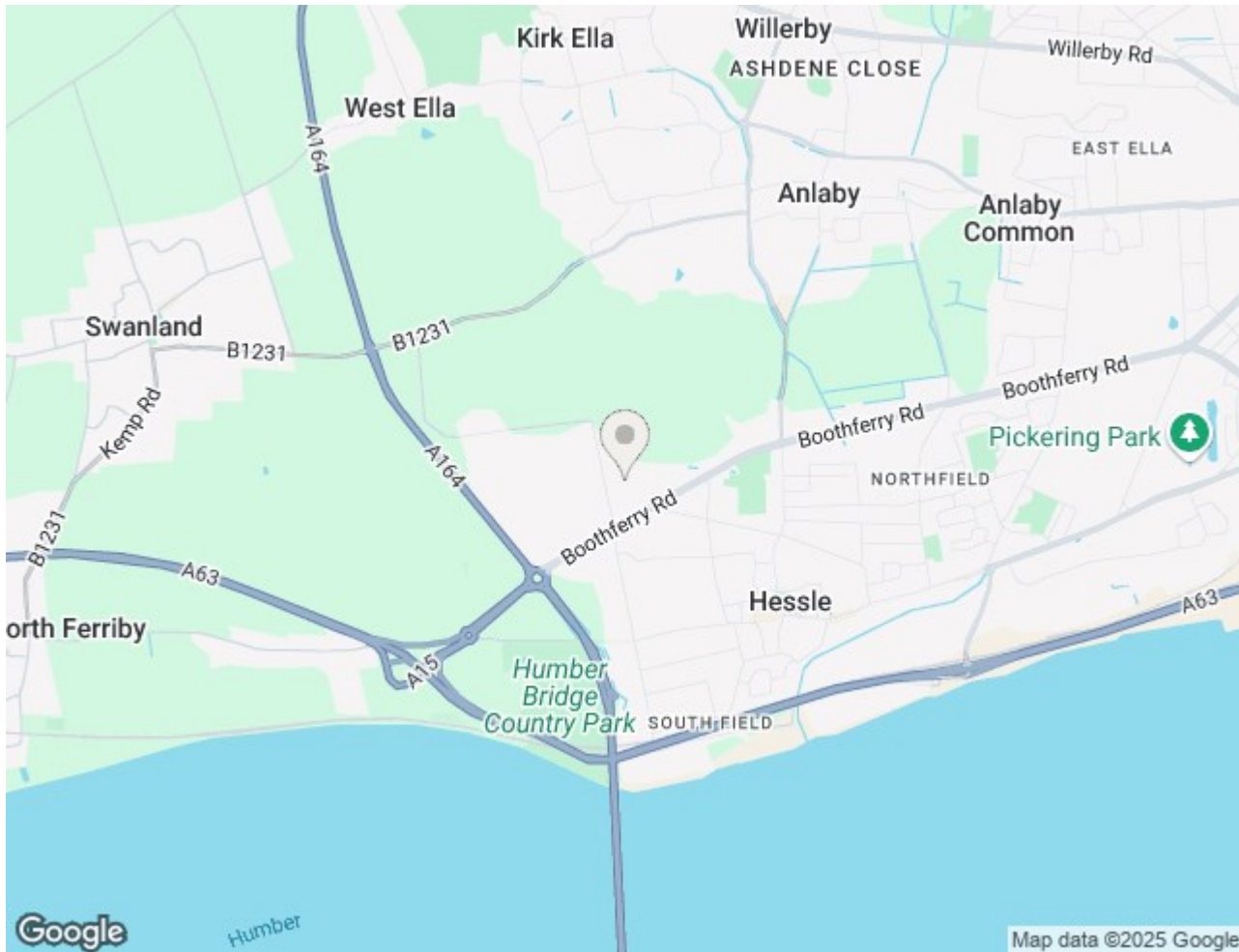
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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








Total area: approx. 85.6 sq. metres (921.1 sq. feet)

**18 Cooper Street, Hessele**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</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	