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Limb
MOVING HOME



2 Rosner Drive, Hessle, East Yorkshire, HU13 0GS

- 📍 Stunning Detached House
- 📍 Fabulous Open Plan Living
- 📍 Four Beds/Three Baths
- 📍 Council Tax Band = E
- 📍 Spacious Lounge
- 📍 Superb South Facing Garden
- 📍 Driveway and Integral Store
- 📍 Freehold / EPC = B

Offers In The Region Of £445,000

INTRODUCTION

Discover contemporary living at its finest in this superb detached house, originally a "Haxby" design by renowned local builders, Beal Homes, and built in 2019. This property has been reconfigured and extended to create a truly stunning open-plan living kitchen at the rear, featuring bi-folding doors and a striking lantern skylight. Boasting a host of upgrades, including elegant oak doors throughout, stylish tiled flooring in key areas, and signature tiling in the bathroom, every detail has been thoughtfully considered. The spacious layout also comprises an inviting entrance hall, a convenient cloaks/W.C., a light-filled lounge with a bay window and fireplace, and a practical utility room. The first floor is home to four generous bedrooms, three with fitted wardrobes, two with private en-suite shower rooms, and a contemporary family bathroom.

Externally, the property is equally impressive with a lawned front garden and a block-paved driveway providing ample parking leading to an integral store. The south-facing rear garden is a particular highlight, offering a good degree of privacy and designed for enjoyment. It features a large porcelain tiled patio directly off the living kitchen, complete with a hot tub, ideal for relaxation. Beyond the lawn, a second porcelain tiled patio with attractive built-in raised planters offers another inviting space for outdoor enjoyment.

LOCATION

Rosner Drive forms part of the recent "Paddocks" development by Messrs. Beal Homes. The development is accessed from Boothferry Road close to it's junction with the A15/A164 and with easy access to the Humber Bridge and 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, takeaway, delicatessen, banks and newsagents. Further amenities are located around Hessle Square including a supermarket, chemist, newsagents, bank, gift shop and health centre. Local schooling includes primary at Hessle All Saints Church of England and Hessle Penshurst and secondary schooling is at Hessle High School. Hessle 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 layout and room sizes are depicted on the attached floorplan.

Residential entrance door to:

ENTRANCE HALLWAY

With tiled floor and staircase to the first floor with cupboard under.



CLOAKS/W.C.

With suite comprising a low flush W.C. and wash hand basin. Tiled floor.

LOUNGE

With bay window to the front elevation and fireplace housing an electric fire. Feature herringbone style flooring.



OPEN PLAN LIVING KITCHEN

This stunning space is situated to the rear of the property and features bi-folding doors leading out to the rear garden, a lantern skylight and tiled floor throughout.



KITCHEN AREA

Enjoying a range of fitted base and wall units with contrasting worktops and matching central island. Integrated appliances include an oven, induction hob, fridge/freezer and dishwasher. There is a sink and drainer, inset spot lights and window to rear.



LIVING / DINING AREAS



UTILITY ROOM

With fitted units, plumbing for a washing machine, space for dryer and external access door to rear.

FIRST FLOOR

LANDING

With cylinder / airing cupboard and loft access hatch.

BEDROOM 1

With fitted wardrobes and window to the front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail, part tiling to walls tiled floor, inset spot lights and window to side.



BEDROOM 2

Window to rear.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor, part tiling to walls, heated towel rail, inset spot lights and window to front.



BEDROOM 3

With fitted wardrobe and window to rear.



BEDROOM 4

With fitted wardrobe and window to rear.



BATHROOM

The suite comprises a bath with overhead shower and screen, a wash hand basin, and a low flush W.C. It features signature tiling to the floor and partial wall tiling, a heated towel rail, inset spotlights, and a window to the front elevation.



OUTSIDE

There is a lawned garden area to the front and a block-paved driveway providing ample parking leads to an integral store. The south-facing rear garden is a particular highlight, offering a good degree of privacy and designed for enjoyment. It features a large porcelain tiled patio directly off the living kitchen, complete with a hot tub, ideal for relaxation. Beyond the lawn, a second porcelain tiled patio with attractive built-in raised planters offers another inviting space for outdoor enjoyment.



REAR PATIO



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 E. 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

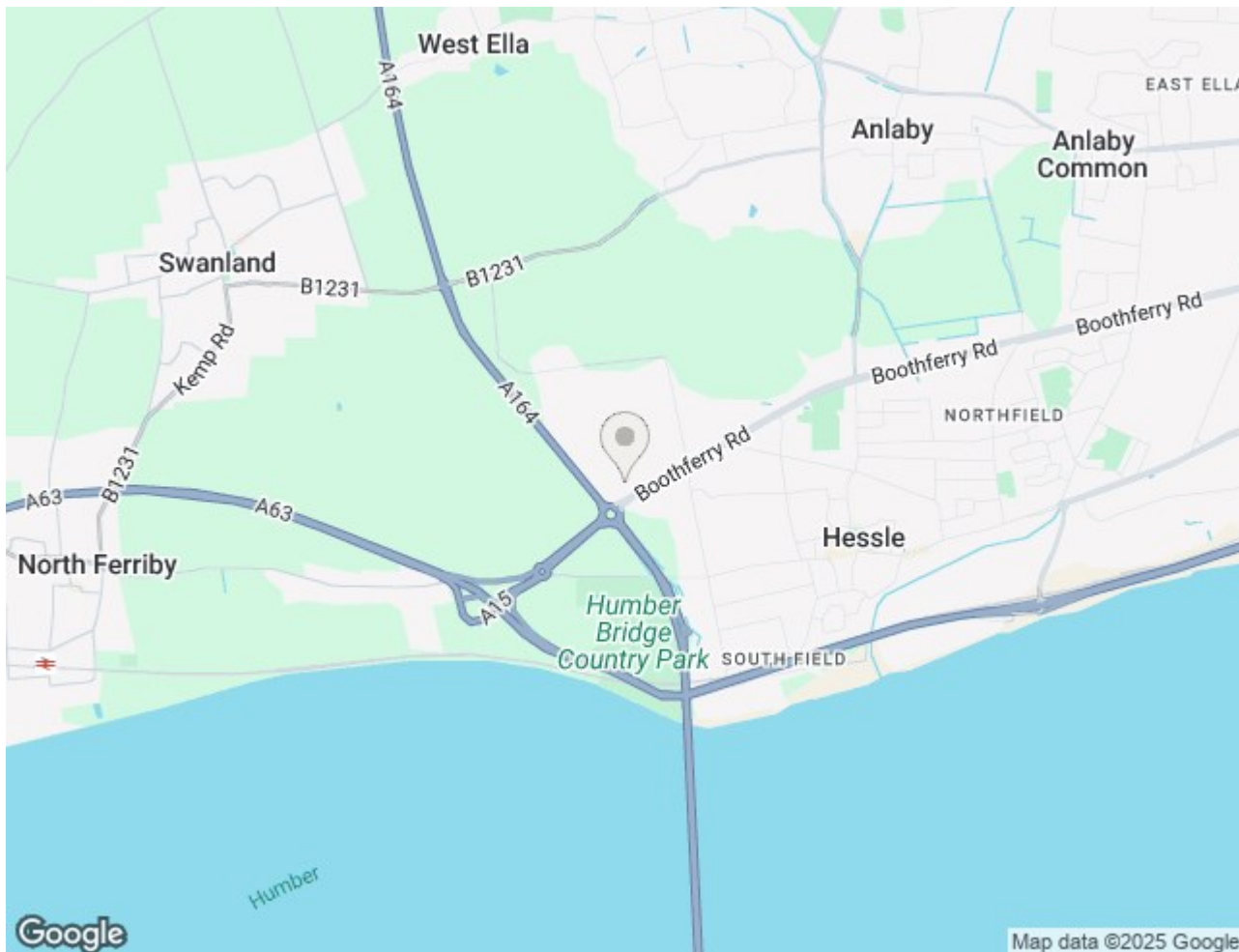
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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[®]
1566 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		92
(81-91) B	83	
(69-80) C		
(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	