

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbstateagents.co.uk](mailto:info@limbstateagents.co.uk)

🌐 [limbstateagents.co.uk](http://limbstateagents.co.uk)

**Limb**  
MOVING HOME



*5 Trafalgar Close, Hessle, East Yorkshire, HU13 9PH*

- 📍 Two Bed Semi-Detached
- 📍 Conveniently Situated
- 📍 Contemporary Design
- 📍 Driveway and Parking
- 📍 Cul-de-Sac Location
- 📍 Spacious Lounge/Dining Room
- 📍 Council Tax Band = B
- 📍 Freehold/EPC = B

**£170,000**

## INTRODUCTION

Well-presented two-bedroom semi-detached house in Hessle, ideal for first time buyers or those hoping for a property which is ready to move into in a quiet but convenient cul-de-sac location.

Situated down a quiet cul-de-sac, the accommodation briefly comprises a contemporary kitchen, comfortable lounge/dining room and a W.C. on the ground floor, and two bedrooms and a family bathroom on the first floor.

With gas central-heating and UPVC double glazing throughout, the property benefits from a rear garden and patio and off-street parking on the driveway to the front. Ideal for those seeking contemporary design and a house which is move-in-ready, viewing is highly recommended.

## LOCATION

Trafalgar Close is situated off Hull Road, Hessle, at the mini roundabout opposite Northolme Road. The vibrant town of Hessle is situated approximately 5 miles to the west of Hull City Centre on the banks of the River Humber and comprises many fine homes of distinction. A superb range of shops and amenities can be found in the bustling centre including fine restaurants, cafes, bars, boutique shops, delicatessen, supermarket, newsagents, banks, chemist, gift shops, hair/beauty salons, health centre, take aways and more. 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 or the national motorway network. The iconic Humber Bridge is situated nearby providing east access to North Lincolnshire and Humberside airport. Public and private schooling for all ages is available locally in addition to many recreational facilities.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

11'1" x 3'3" approx (3.38m x 0.99m approx)

With stairs to first floor and access to lounge, kitchen and W.C.

### KITCHEN

10'7" x 5'8" approx (3.23m x 1.73m approx)

Contemporary kitchen with tiled surround and decorative lighting, including fitted worksurfaces, integrated oven and fridge-freezer, four-ring gas hob with extractor hood above, and one-and-a-half sink & drainer beneath window to front.





## LOUNGE/DINING ROOM

15'11" x 12'6" (4.85m x 3.81m)

With window and French doors to rear patio. An understairs storage cupboard lies to the corner.



## W.C.

4'11" x 3'1" approx (1.50m x 0.94m approx)

Comprising low-flush W.C. beneath window to front and wash-hand basin to corner.



## FIRST FLOOR

## LANDING

6' x 6'6" (1.83m x 1.98m)

## BEDROOM 1

12'7" x 11'1" approx (3.84m x 3.38m approx)

With Wainscot panelling and angled bay window to rear elevation.



## BEDROOM 2

12'7" x 8'7" approx (3.84m x 2.62m approx)

With angled bay window to front elevation and storage cupboard to corner.



## BATHROOM

6'11" x 6'1" approx (2.11m x 1.85m approx)

Bathroom comprising low-flush W.C., wash-hand basin and bath with shower fitting with tiled surround.



## OUTSIDE

The rear garden features a lawned area leading to a patio, ideal for relaxing or entertaining. The property benefits from off-street parking available on the driveway to the front of the property, alongside on-street parking usually available to the side.



## 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.

## 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.

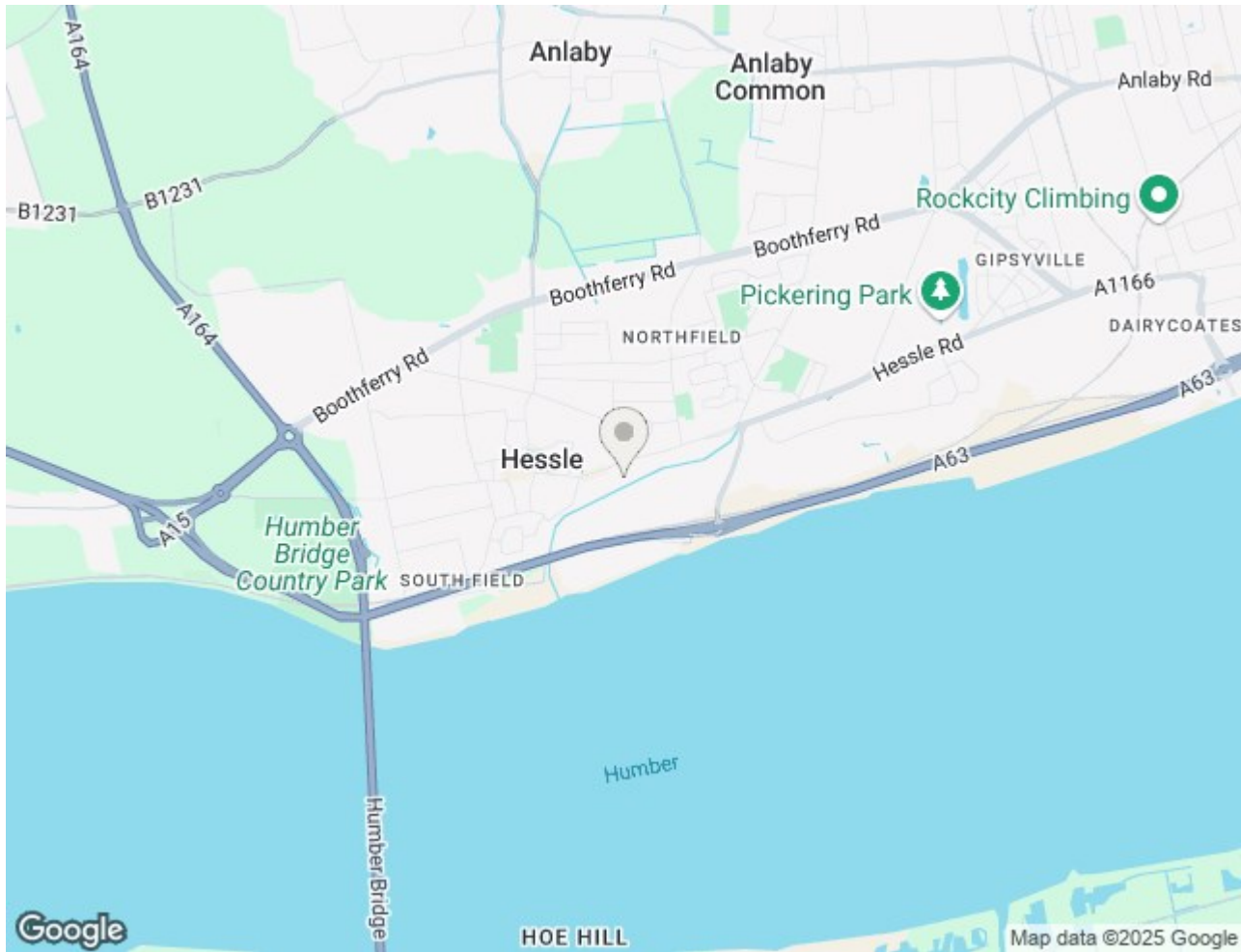
## PHOTOGRAPH DISCLAIMER

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

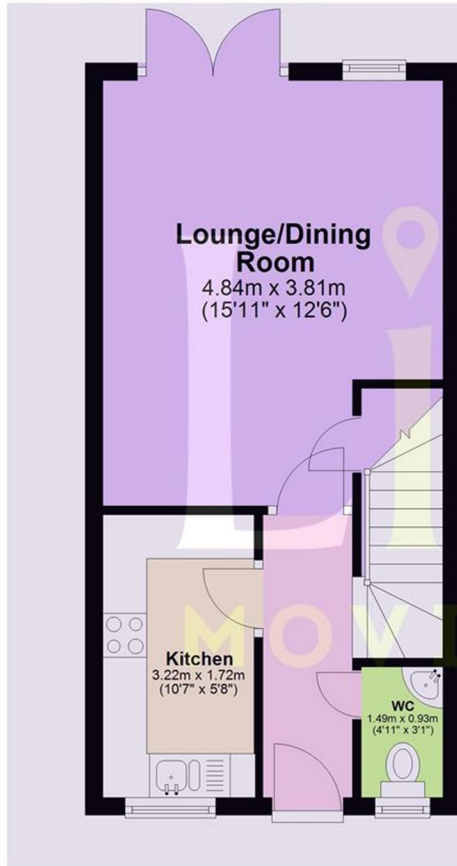
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





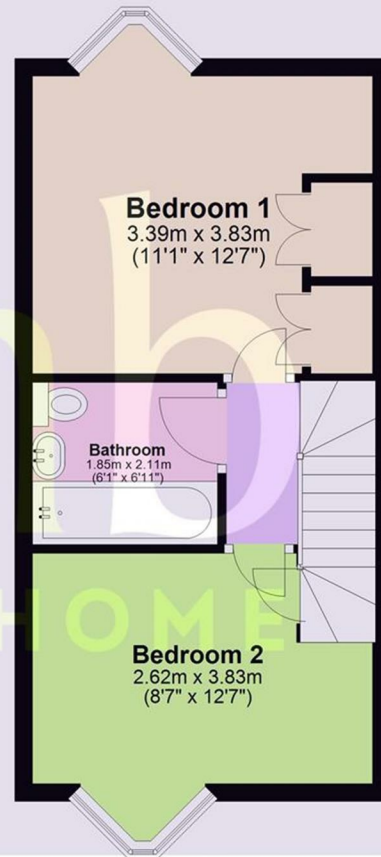
## Ground Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



## First Floor

Approx. 31.3 sq. metres (337.3 sq. feet)




Total area: approx. 63.0 sq. metres (677.9 sq. feet)

**5 Trafalgar Close, Hesse**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</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	