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Limb
MOVING HOME



43 Broad Avenue, Hessle, East Yorkshire, HU13 0FH

- 📍 Modern Detached House
- 📍 Stylish Interior
- 📍 Four Beds / Two Baths
- 📍 Council Tax Band = E
- 📍 Fabulous Living Kitchen
- 📍 Lovely Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = B

£399,950

INTRODUCTION

Presenting a spacious and beautifully appointed detached home, meticulously designed for contemporary family life. This property offers exceptional accommodation with a stylish interior and a charming rear garden. Benefiting from gas central heating and uPVC double glazing, the layout includes a welcoming spacious entrance hall, a ground floor cloaks/W.C., a lounge, and a separate study for flexible use. The standout feature is the superb living kitchen, fitted with Quartz worktops and French doors that lead out to the inviting rear garden. A practical utility room is also on this level.

The first floor hosts four comfortable double bedrooms, with built-in wardrobes in three, ensuring ample storage. Bedroom one includes its own en-suite shower room, while a well-equipped family bathroom features a separate shower. Outside, the front offers a lawned garden, and a side drive provides generous parking leading to a detached single garage. The attractive rear garden is perfect for outdoor enjoyment, featuring patio areas, a lawn, and thoughtfully planted borders.

LOCATION

The property is situated along Broad Avenue which forms part of the new Tranby Fields Development off Jenny Brough Lane, Hessle. This location is set amongst fields between the villages of Hessle and Swanland. Hessle has the benefits of excellent facilities including its own selection of high street shops, restaurants and cafe bars, delicatessen and stylish boutiques together with the easily accessible transport links such as the Hessle railway station and local bus station. Hessle town centre also benefits from the Hessle community centre and library plus a broad range of medical facilities. There are numerous leisure activities nearby including cycle paths and country walks, Hessle lawn tennis club, Hessle RUFC, Hessle sporting club and Riverview bowls club. Local gyms together with Haltemprice leisure centre and swimming pool are just a short drive away and there are a number of excellent golf courses and sporting facilities. Excellent links to Hull city centre, just five miles to the east are available and immediate access is gained to the Humber bridge, ideal for travelling to North Lincolnshire and Humberside airport. Travelling in a westerly direction convenient access is available to the A63 which leads into the M62 motorway network. The successful Hesslewood Country Business Park and brand new Bridgehead Business Park development are both just a short distance away, along with the Priory Park office and retail complex.

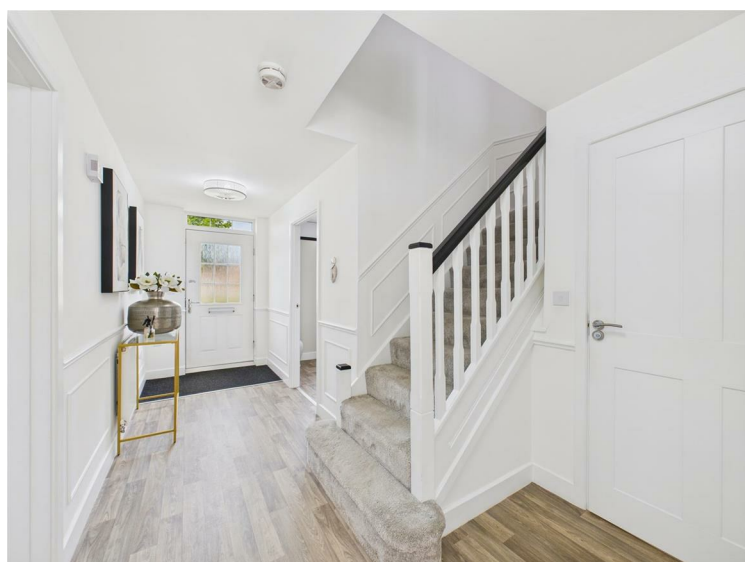
ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALL

Spacious and welcoming with staircase leading up to the first floor.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Half tiled walls, inset spot lights, understairs cupboard and window to side.



LOUNGE

Bay window with plantation shutters to the front elevation overlooking the open green space.



DINING ROOM

Window with plantation shutters to the front elevation.



LIVING KITCHEN

Superb space situated to the rear of the property enjoying a range of base and wall units with sleek quartz worktops incorporating an under mount sink with drainer. Integrated appliances include an AEG double oven and induction hob with extractor above. There is also a dishwasher, fridge/freezer and wine chiller. Ample space for dining and living and French doors open out to the rear garden.





UTILITY ROOM

With fitted base and wall units, integrated washing machine, cupboard housing the gas central heating boiler and external access door to rear.



FIRST FLOOR

LANDING

With cylinder cupboard and window to side.



BEDROOM 1

With fitted wardrobes and window to the front elevation with plantation shutters.



EN-SUITE SHOWER ROOM

With stylish suite comprising a shower enclosure, wash hand basin and low flush W.C. Half tiling to walls, heated towel rail, inset spot lights and window to side.



BEDROOM 2

With fitted wardrobes and two windows to the rear elevation.



BEDROOM 3

With fitted wardrobes and two windows to the front elevation.



BEDROOM 4

Window to rear.

BATHROOM

With four piece suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Part tiling to walls, heated towel rail, inset spot lights and window to rear.



OUTSIDE

Outside, the front offers a lawned garden, and a side drive provides generous parking leading to a detached single garage. The attractive rear garden is perfect for outdoor enjoyment, featuring patio areas, a lawn, and thoughtfully planted borders.



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

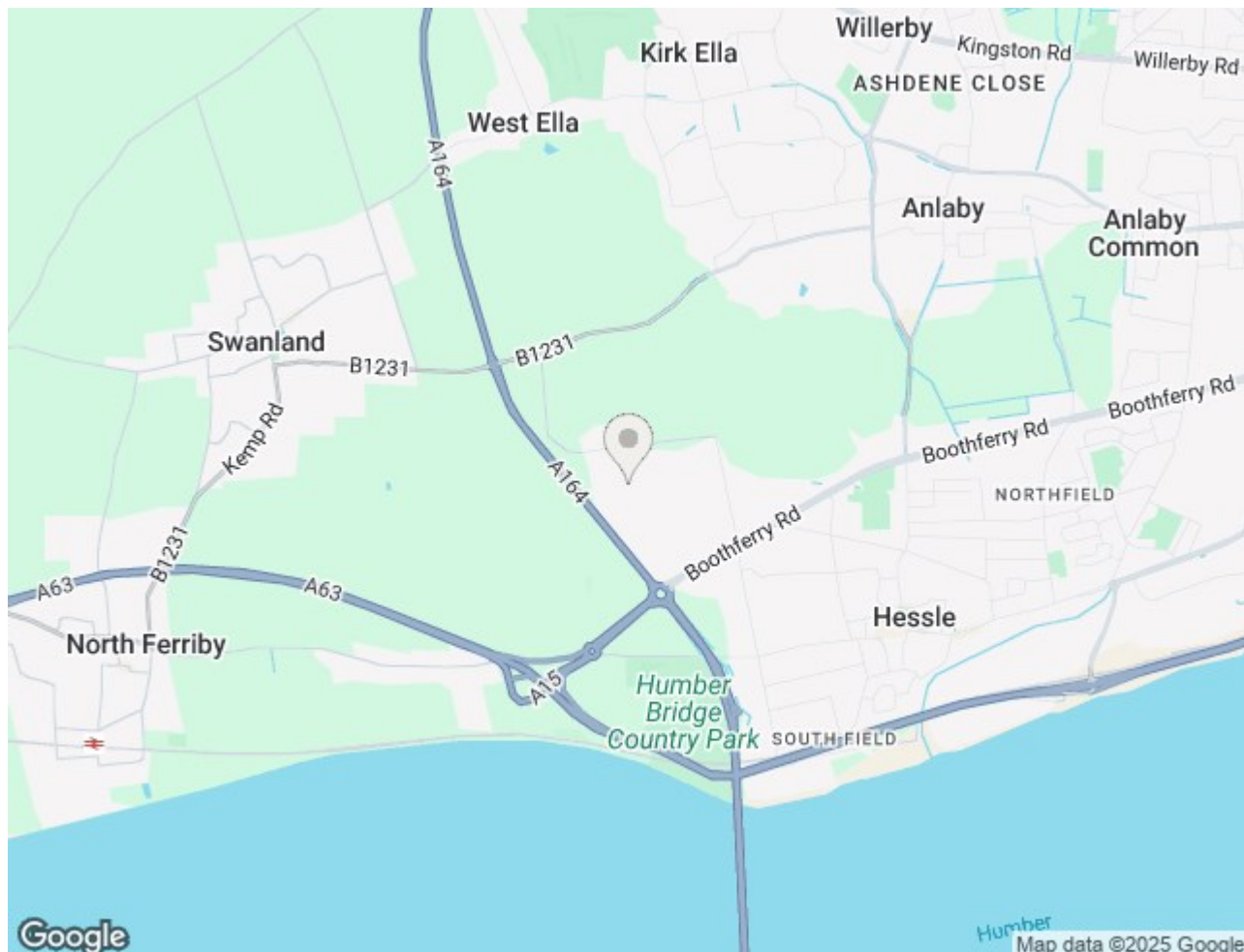
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	