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**Limb**  
MOVING HOME



*87 Southfield, Hessle, East Yorkshire, HU13 0ET*

- 📍 Fine Semi Detached House
- 📍 Significant Proportions
- 📍 Much Character
- 📍 Council Tax Band = F
- 📍 Great Potential
- 📍 5 Bedrooms
- 📍 Double Garage
- 📍 Freehold/EPC = D

*Offers In The Region Of £550,000*



## INTRODUCTION

With so much potential is this grand period semi detached house which stands within the prestigious Southfield conservation area. Situated upon the southern side benefitting from a fabulous south facing rear garden, there are many things to admire about this lovely property. Elegantly proportioned and full of character, the property is awaiting its next owner to put their own stamp on it. There is plenty space available as the property has two fabulous reception rooms situated off the impressive hallway, in addition to which is a breakfast room linking in open plan style through to the kitchen. Practicalities are catered for by a W.C. and small utility room. Upon the first floor are four bedrooms and the house bathroom. A fixed staircase leads up to the huge attic room which itself has potential for play, work or further bedroom space. Plenty of parking is available to the front and there is a substantial double garage to the side of the house. Directly to the rear extends a paved patio with lawn and shrubbery beyond. In all, a great opportunity for someone who is keen to refurbish such an attractive property.

## LOCATION

The property stands on the south side of the beautiful tree lined and highly sought after residential area of Southfield. It forms part of Hesse's conservation area which comprises many fine homes of distinction, the majority of which evoke the grandeur of the Victorian era. Southfield is located within walking distance of the bustling centre of Hesse, with its superb range of shops and amenities including restaurants, cafes, bars, boutique shops, delicatessen, supermarket, newsagent, banking hub, chemist, gift shops, hair/beauty salons, health centre, takeaways and much more, all of which make Southfield a truly desirable place to live. Situated approximately 5 miles to the west of Hull City Centre, on the banks of the River Humber, Hesse 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 City Centre to the east or the national motorway network to the west. The iconic Humber Bridge is situated nearby providing east access to North Lincolnshire and Humberside airport. Public and private schooling for all ages are available locally in addition to many recreational facilities.

## ACCOMMODATION

Double doors open to entrance vestibule.

## ENTRANCE VESTIBULE

With a pine entrance door opening to the hallway.

## HALLWAY

An impressive turning staircase leads up to the first floor, underneath which there is a cloaks cupboard and access to the W.C.

## W.C.

Low level W.C., wash hand basin.

## LIVING ROOM

Situated to the rear of the house with deep "walk in" bay window, having a central door opening out to the rear terrace flanked by secondary glazed leaded windows. The focal point of the room is a feature fire surround with marble hearth and backplate housing a cast open fire grate, beautiful coving to ceiling.



## DINING/SITTING ROOM

Another elegant room with deep "walk in" bay window to front elevation with secondary glazed leaded windows to front. There is a feature fire surround with tiled hearth and backplate housing an open fire. Stunning strip wood flooring and beautiful coving to ceiling.



## BREAKFAST ROOM

Connecting with a wide opening through to the kitchen, this room looks over the garden through sliding patio doors which open out to the terrace. Access is also provided to the utility room which has plumbing for a washing machine and floor to ceiling storage cupboards. A feature brick faced archway opens through to the kitchen.



## KITCHEN

Having an extensive range of fitted units with breakfast bar return, work surfaces, one and a half sink and drainer and there are 2 x integrated ovens, four ring gas hob, extractor hood above. To the rear of the kitchen lies a further run of units with sink and drainer, plumbing for a dishwasher. Store cupboard to corner. Door to side opens out to the enclosed side lobby.



## FIRST FLOOR

### LANDING

A spacious landing with window to side elevation. A door provides access to the staircase that leads up to the attic room



## BEDROOM 1

Situated to the rear of the house with a deep "walk in" bay window which looks over the garden and has quality uPVC replacement double glazing to it. There are a range of wardrobes running to one wall and a built in cupboard.



## BEDROOM 2

With secondary glazed window to front elevation. Built in cupboard, further cupboard housing concealed wash hand basin and an understairs storage cupboard is also accessible.



## BEDROOM 3

A double bedroom with secondary glazed window to front and Velux window to rear, fitted wardrobe and vanity wash hand basin.



## BEDROOM 4

With built in cupboard and quality replacement double glazed window overlooking the rear garden which also provides a view towards the northern tower of the iconic Humber Bridge.



## BATHROOM

With suite comprising low level W.C., wash hand basin and bath with shower attachment, tiling to the walls.



## SECOND FLOOR

### ATTIC ROOM

A great space for play, study or potential bedroom with large Velux window to rear and window side gable. Situated off the room is a "walk in" cupboard which also has a wash hand basin within and there is also access to a W.C.. Access is also available to eaves storage.





## OUTSIDE

A driveway provides plenty of parking and access to the garaging. There is also a lawned garden bounded by mature shrubbery and hedges. The wonderful rear garden enjoys a southerly aspect and is a real picture. An extensive Yorkstone paved patio lies directly to the back of the house and a lawned garden stretches out beyond again bounded by mature shrubbery.



## REAR VIEW



## GARAGE

Of significant proportions this double garage provides plenty of space for parking and workshop etc.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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*

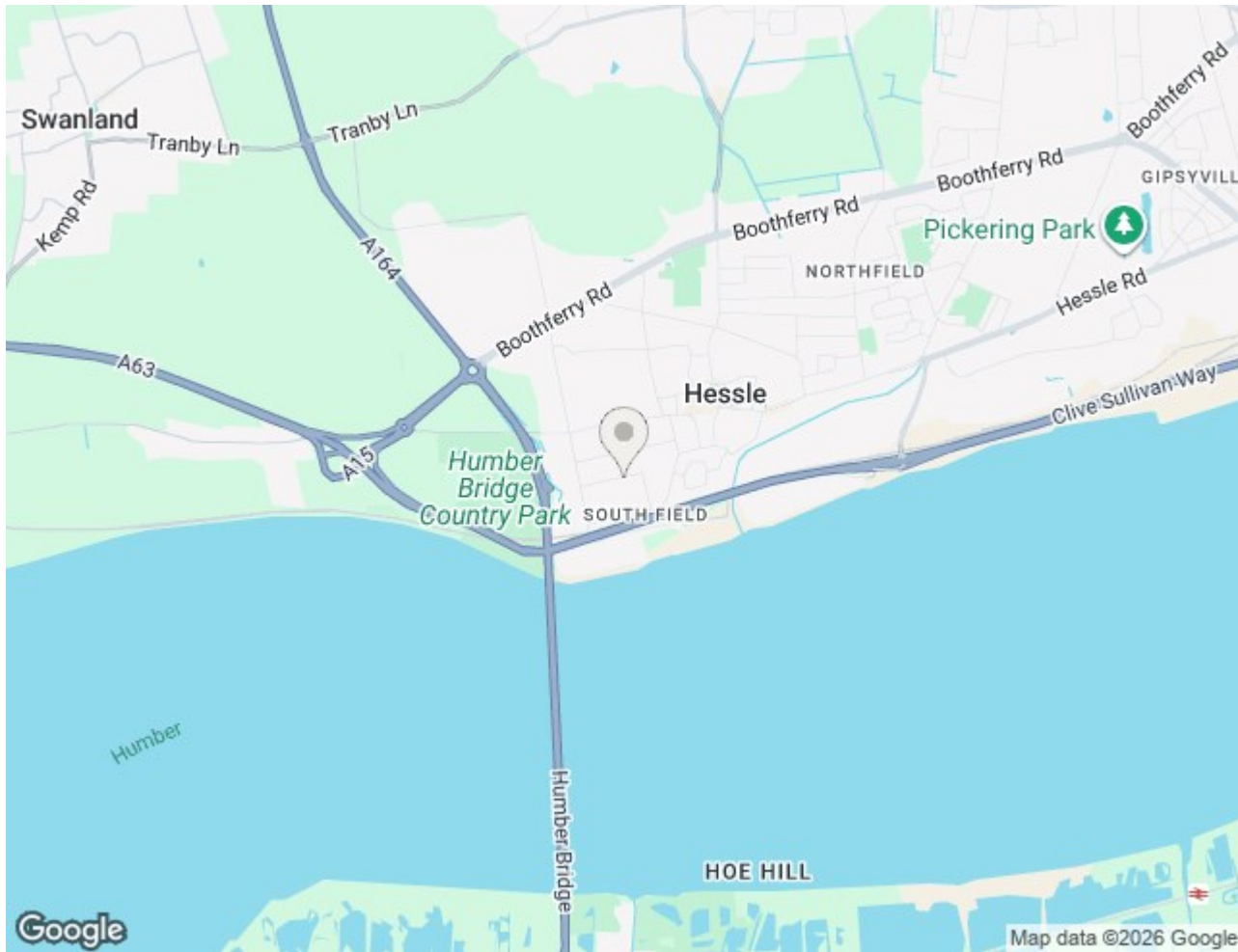
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

2829 ft<sup>2</sup>  
263 m<sup>2</sup>

Reduced headroom

56 ft<sup>2</sup>  
5.2 m<sup>2</sup>

(1) Excluding balconies and terraces


Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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>		<b>78</b>
(55-68) <b>D</b>	<b>57</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	