



36 Cherry Avenue, Hessle, East Yorkshire, HU13 0QT

 **Detached House**

 **Beautiful Rear Garden**

 **Stylish Kitchen**

 **Council Tax Band = D**

 **Three Beds/Two Baths**

 **Spacious Lounge**

 **Driveway & Garage**

 **Freehold / EPC = B**

£299,950

INTRODUCTION

This outstanding detached house, occupying a coveted corner position, presents an ideal blend of contemporary design and comfortable living. A newly fitted, well-equipped kitchen featuring elegant quartz worktops forms the heart of the home, complemented by a delightful garden room extension that offers views of the beautifully landscaped rear garden. The thoughtfully designed accommodation further includes an inviting entrance hall, a convenient cloaks/W.C., a spacious lounge, three bedrooms, an en-suite shower room, and a stylish family bathroom. Outside, an attractive gravelled area graces the front, while a well-stocked rockery adds character to the side. A private side drive provides access to the detached single garage. The rear garden is a true highlight, meticulously landscaped to incorporate a versatile patio area, a lush lawn, and both gravelled and decked zones, all enclosed by attractive walled and fenced boundaries.



LOCATION

Cherry Avenue forms part of this modern residential development situated off Boothferry Road close to its 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, takeaway, delicatessen, banks and newsagents. Further amenities are located around Hessle Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hessle All Saints Church of England and Hessle Penshurst. Secondary schooling is at Hessle High School. Hessle also 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 detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALL

With feature flooring and staircase leading up to the first floor.



LOUNGE

Window to front.



CLOAKS/W.C.

With low flush W.C. and wash hand basin.



DINING KITCHEN

This stunning open-plan space is situated to the rear of the property, offering a seamless connection to the garden. The recently fitted and well-equipped kitchen is a highlight, featuring stylish shaker-style units, elegant quartz worktops, an inset sink unit, oven, five-ring induction hob with filter above, fridge/freezer, dishwasher, and washing machine. The adjacent dining area, complete with fitted display units, flows directly into a delightful, compact garden room, which enjoys lovely views over the rear garden.



KITCHEN AREA



DINING AREA



GARDEN ROOM

Situated just off the dining area, this delightful space is an ideal place to sit and enjoy views across the garden. French doors open out to the patio.



FIRST FLOOR

LANDING

With airing cupboard and loft access hatch.

BEDROOM 1

Window to rear.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to rear.



BEDROOM 2

Window to the front elevation.



BEDROOM 3

Window to rear.



BATHROOM

With stylish suite comprising a bath with shower attachment, was hand basin and low flush W.C. Tiled floor and window to rear.



OUTSIDE

Outside, an attractive gravelled area graces the front, while a well-stocked rockery adds character to the side. A private side drive provides access to the detached single garage. The rear garden is a true highlight, meticulously landscaped to incorporate a versatile patio area, a lush lawn, and both gravelled and decked zones, all enclosed by attractive walled and fenced boundaries.



DECKED AREA



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 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

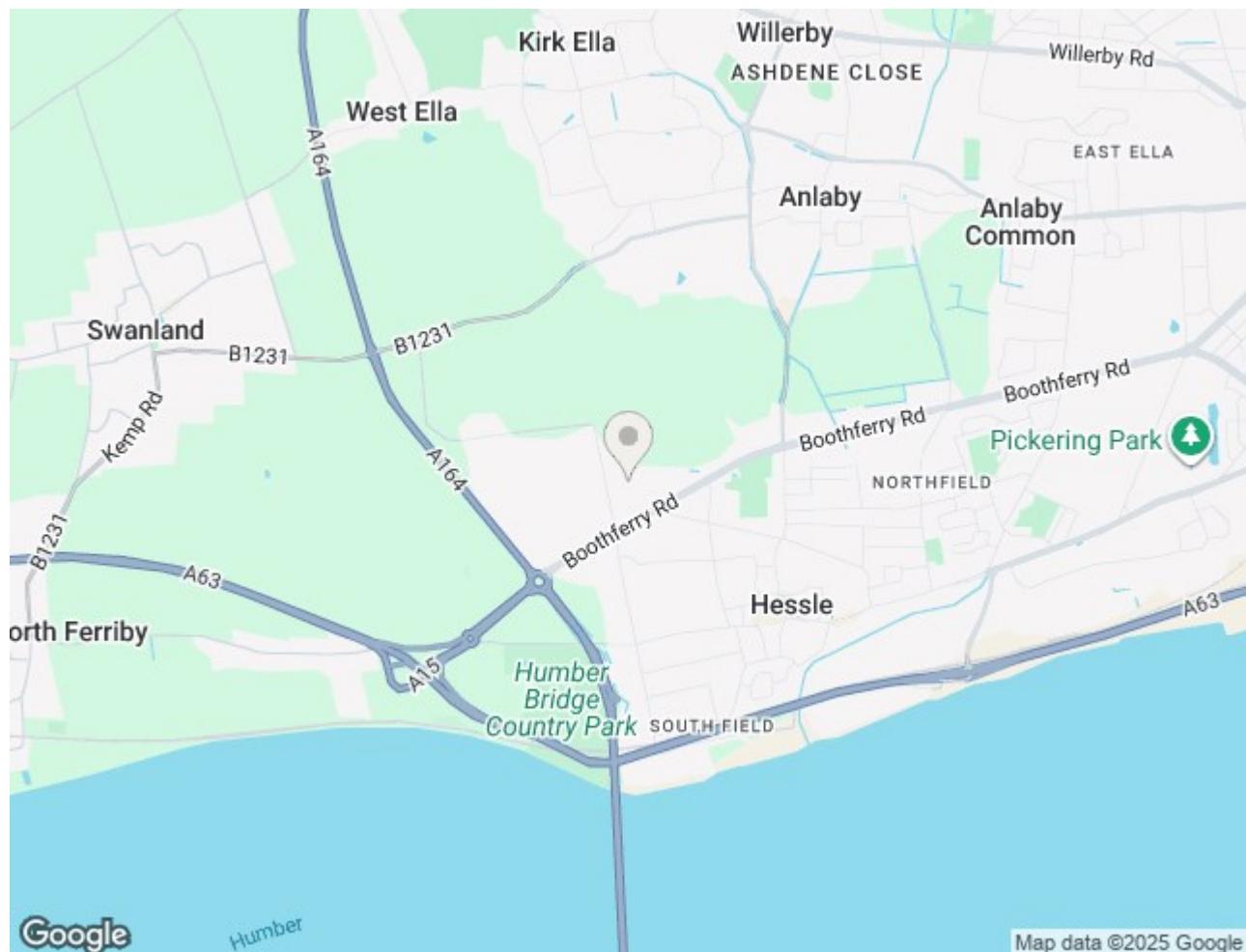
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

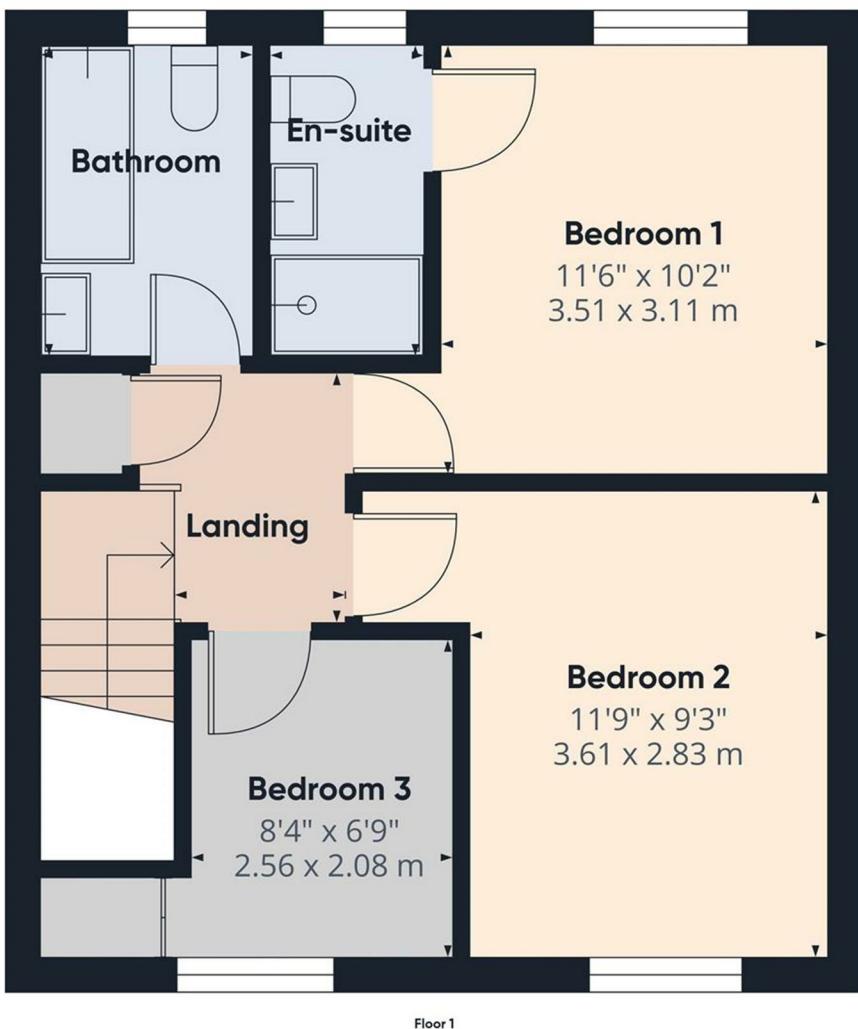
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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.






 Approximate total area⁽¹⁾

 425 ft²
 39.6 m²

(1) Excluding balconies and terraces

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) A		94
(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	