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Limb
MOVING HOME



50 Richmond Road, Hessle, East Yorkshire, HU13 9DP

- 📍 End Terrace House
- 📍 Stunning Dining Kitchen
- 📍 Three Bedrooms
- 📍 Council Tax Band = A
- 📍 Immaculately Presented
- 📍 Modern Bathroom
- 📍 Southerly Rear Garden
- 📍 Freehold / EPC = D

Offers Over £170,000

INTRODUCTION

This beautifully presented end-terrace home offers stylish and comfortable accommodation, perfectly complemented by a sunny, south-facing rear garden. The property provides a welcoming lounge and a stunning dining kitchen, which truly stands out as the heart of the home, featuring a central island and a host of integrated appliances designed for modern living. The ground floor also includes a contemporary family bathroom. The upper floor is home to three well-proportioned bedrooms. Externally, the front of the property presents a neat, low-maintenance slate garden area with a low hedged boundary and a path leading to the side. The rear garden enjoys a favourable southerly aspect, featuring a patio area directly adjoining the rear of the property with a lawn beyond. Further enhancements include a dedicated play area, a decked area at the rear, and a convenient garden shed, creating a versatile and inviting outdoor space.

LOCATION

The property is situated along Richmond Road, accessed via Beverley Road, Hessle. 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 and beauty salons, takeaway, delicatessen and newsagents. Further amenities are located around Hessle square including a supermarket, chemist, newsagent, bank, gift shop and health centre. Local schooling includes primary at Hessle All saints church of England and Hessle Penshurst. Secondary schooling is at Hessle high school. Hessle has its own main line 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 leads into Hull City centre to the east or 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 staircase leading up to the first floor.

LOUNGE

With feature fire surround and bay window to the front elevation.



DINING AREA

Open plan through to the kitchen.



KITCHEN

Stunning space with French doors leading out to the rear garden. The kitchen was fitted in December 2022 and includes an extensive range of units with Silestone worktops and matching central island with inset sink and shower style mixer tap. There are a host of integrated appliances including two ovens, a five ring gas hob, larger fridge and freezer, washing machine and tumble dryer.



BATHROOM

With modern suite comprising a corner bath with shower over, wash hand basin and low flush W.C. Tiled walls and window to side.



FIRST FLOOR

LANDING

BEDROOM 1

With windows to the front elevation.



BEDROOM 2

Window to rear.



BEDROOM 3

Window to rear.



OUTSIDE

The front of the property presents a neat, low-maintenance slate garden area with a low hedged boundary and a path leading to the side. The rear garden enjoys a favourable southerly aspect, featuring a patio area directly adjoining the rear of the property with a lawn beyond. Further enhancements include a dedicated play area, a decked area at the rear, and a convenient garden shed, creating a versatile and inviting outdoor space.



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 A. 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

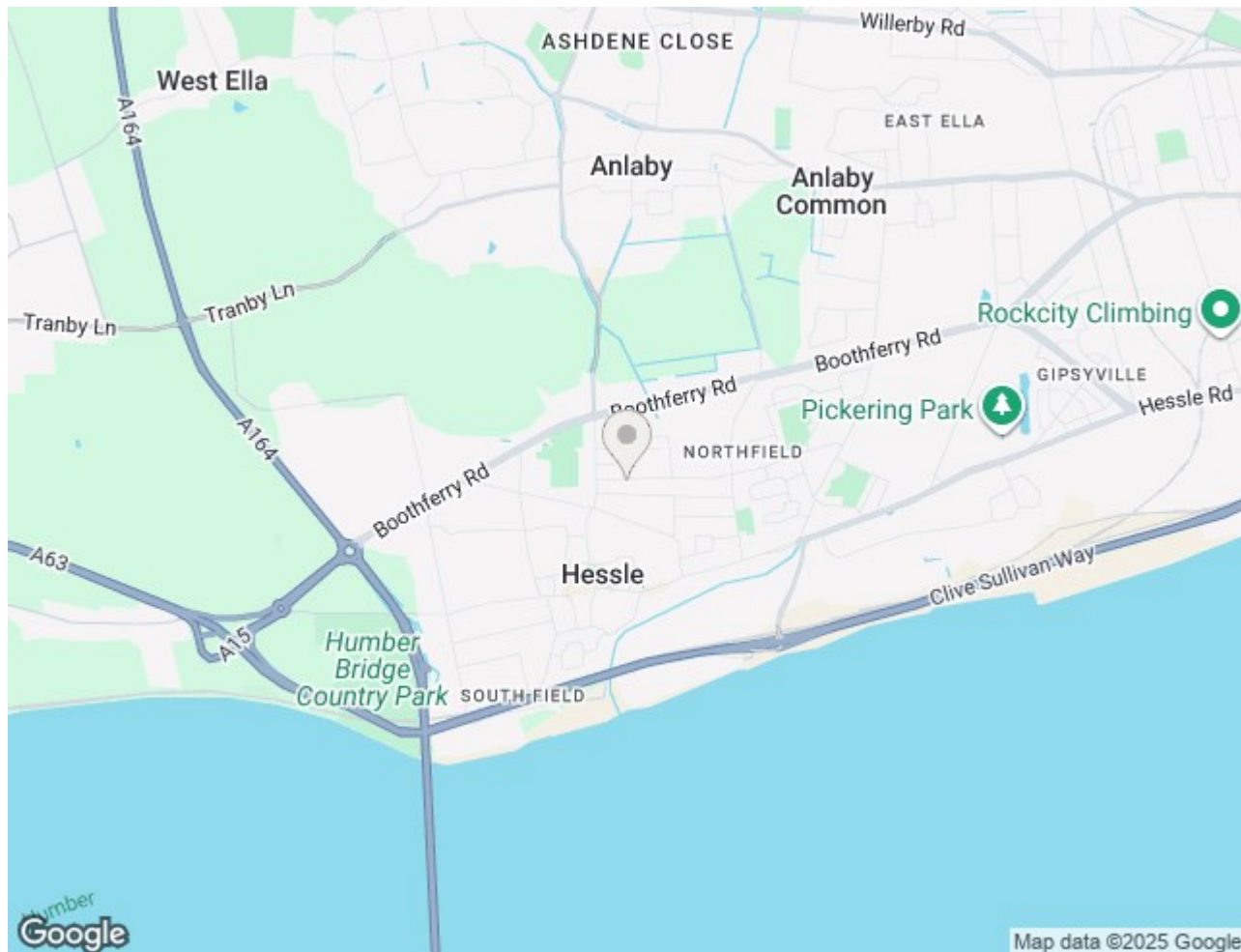
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



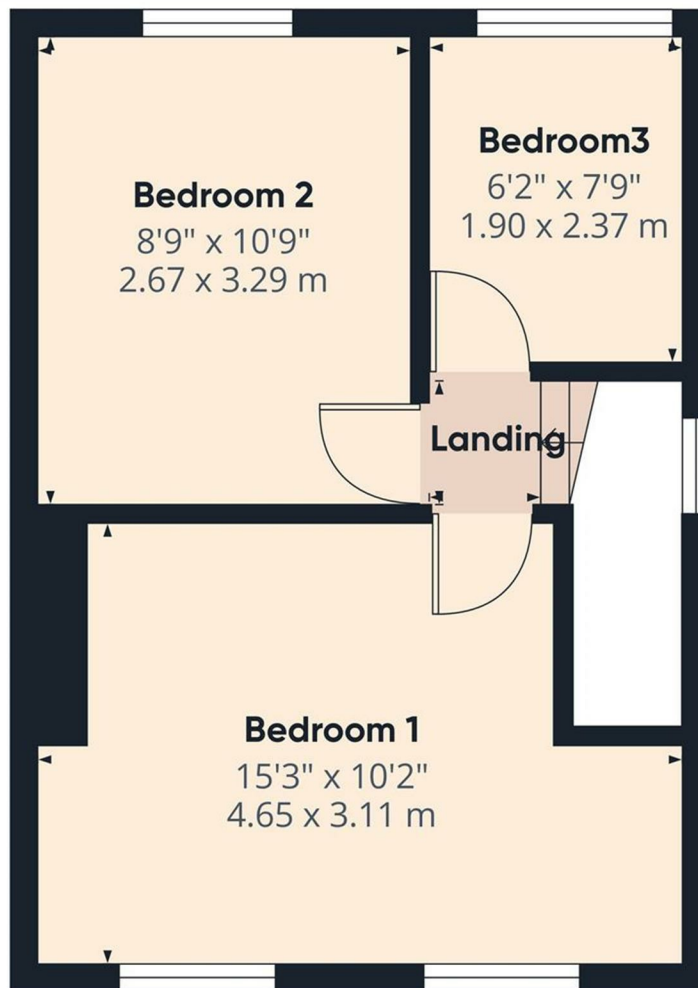


Approximate total area^m
495 ft²
45.9 m²

(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



Floor 1




Approximate total area^m
293 ft²
27.1 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		
(81-91) B		
(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	