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**Limb**  
MOVING HOME



*Woodcot, 4 Heads Lane West, Hessle, East Yorkshire, HU13 0UF*

- 📍 Attractive Opportunity
- 📍 Delightful Setting
- 📍 Detached Dormer Bungalow
- 📍 Council Tax Band = E
- 📍 3 Bedrooms
- 📍 Further Development Scope
- 📍 Approx. 0.2 Acre Plot
- 📍 Freehold/EPC = E

**£400,000**



## INTRODUCTION

Enjoying a delightful setting with beautiful gardens and a south facing aspect is this individual detached dormer style bungalow. Whilst charming in its own right, given the location and size of the plot (approx. 0.2 acre), there is further scope for further extension, remodelling or redevelopment (subject to appropriate permissions). Originally built as a bungalow, the property has been extended over the years into its current layout, as depicted on the attached floorplan, providing bedrooms to both ground and first floor levels. In brief, there is a lovely lounge with log burner, rear conservatory, large dining kitchen, two ground floor bedrooms, shower room, upstairs double bedroom and further shower room. Central heating and double glazing are installed. The property enjoys a wide frontage to the street scene with driveways and parking to either side of the building plus outbuildings and a garage. The stunning garden has been landscaped over the years and has many areas of interest.

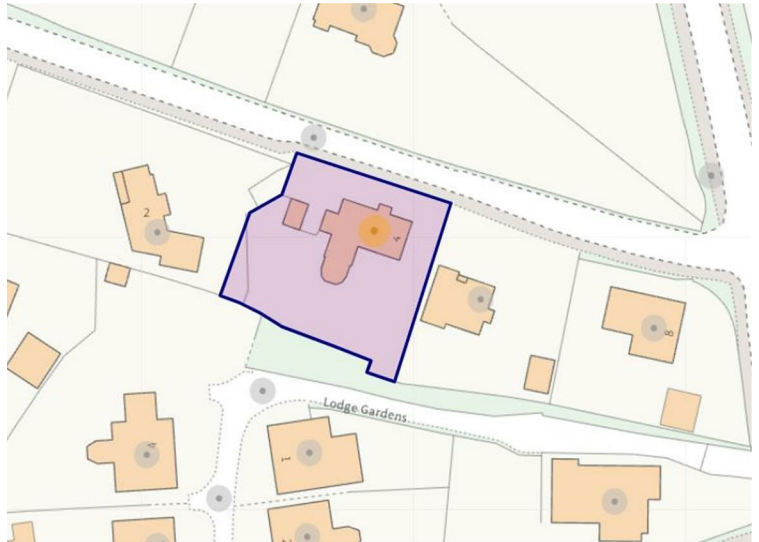


## AGENTS NOTE

The property has an address of Heads Lane West however is situated on what is currently a private lane on the western side of Heads Lane, opposite Swanland Road. The property has neighbours to either side, beyond which lies a nursing home and there is a small residential development which is currently under construction. It is understood that the intention is to upgrade the road in due course and have it adopted by the local authority.

## LOCATION

This established and leafy location is extremely popular and well places for Hessle's excellent range of shops and amenities. The property is also well situated for commuting with convenient access to the Humber Bridge, Clive Sullivan Way and the A63/M62 motorway network. 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

Residential entrance door to:

## ENTRANCE PORCH

Access to:

## DINING KITCHEN

20'6" x 17'4" approx (6.25m x 5.28m approx)

A super room with space for dining/living and the kitchen. It is dual aspect with windows to both front and rear elevations. The kitchen comprises a range of fitted units to floor and walls and a central island. There are a range of integrated appliances including double oven, gas hob with extractor over and dishwasher. An external access door opens to the rear patio.



## DINING AREA





## LOUNGE

23'2" x 12'0" approx (7.06m x 3.66m approx)

A lovely room with stone fire surround housing a log burner. Staircase to corner leads up to the landing. The room is situated to the rear of the house overlooking the gardens. Double doors open through to the conservatory.



## CONSERVATORY

11'8" x 11'0" approx (3.56m x 3.35m approx)

Overlooking the beautiful gardens with double doors leading out.



## BEDROOM 2

12'0" x 9'5" approx (3.66m x 2.87m approx)

Window to front elevation.



## BEDROOM 3

9'5" x 7'2" approx (2.87m x 2.18m approx)  
Wardrobe, window to front elevation.



## SHOWER ROOM

With suite comprising low level W.C., wash hand basin, "walk in" shower area, tiling to walls and floor, heated towel rail.



## FIRST FLOOR

### LANDING

With cupboard off.



## BEDROOM 1

17'1" x 11'8" approx (5.21m x 3.56m approx)

With fitted wardrobes, dressing table and drawers. Window overlooking the rear gardens.



## SHOWER ROOM

With shower area, low level W.C. and wash hand basin, tiling to walls.



## OUTSIDE

The property has a wide frontage to the road scene with driveways to either side of the building providing excellent parking facilities. There is also a single garage and outbuildings. The delightful rear garden enjoys a southerly aspect and has an extensive paved patio to the rear of the bungalow with lawned garden beyond bounded by well stocked borders.







## REAR VIEW



## MATERIAL INFORMATION

The sellers have advised that the neighbouring property - 2 Heads Lane West - has a right of access by car over the front right hand corner of the property (when looking from the road). Any purchaser should seek clarification from their solicitor regarding this.

## 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.

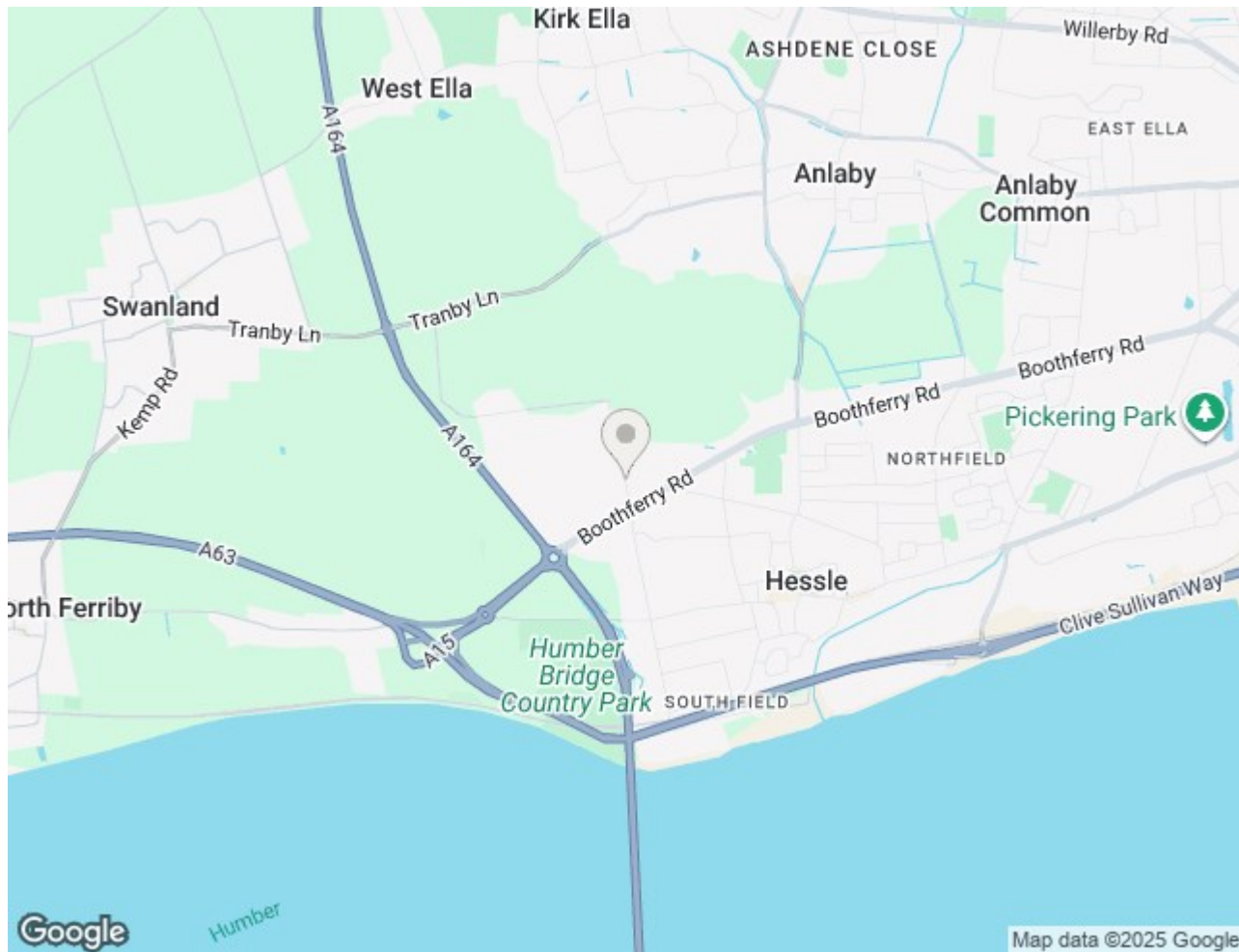
## *PHOTOGRAPH DISCLAIMER*

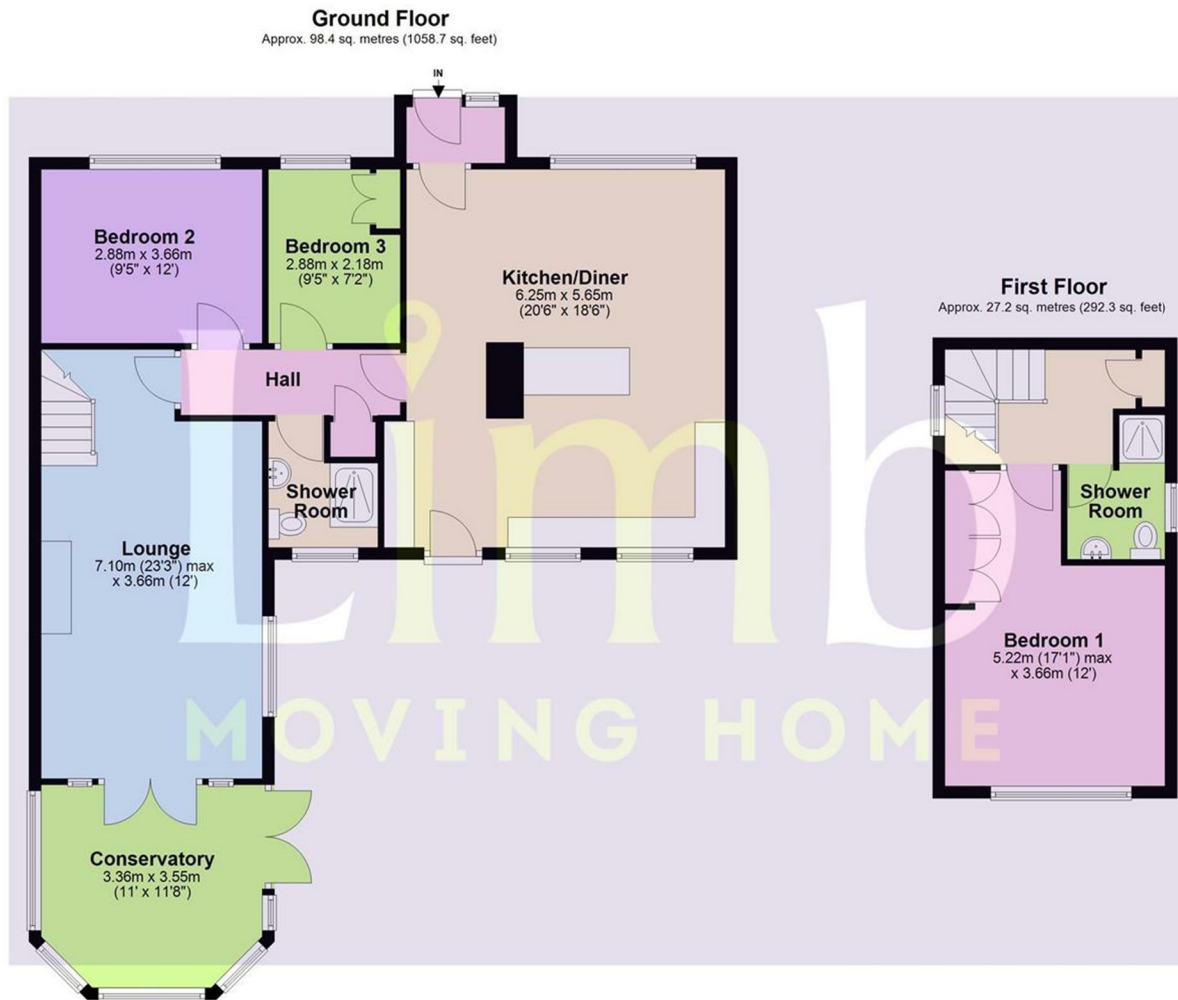
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *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.







Total area: approx. 125.5 sq. metres (1350.9 sq. feet)  
**4 Heads Lane West**



