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Limb
MOVING HOME



80 Barrow Lane, Hessle, East Yorkshire, HU13 0PR

- 📍 Double Fronted Home
- 📍 4 Bedrooms
- 📍 Stylish Kitchen
- 📍 Council Tax Band = C

- 📍 Two Reception Rooms
- 📍 Large Rear Garden
- 📍 Excellent Parking
- 📍 Freehold / EPC = D

£285,000

INTRODUCTION

This attractive double-fronted property, located on the highly sought-after Barrow Lane, has been beautifully updated to create a modern and inviting home. The layout is both versatile and practical, with gas central heating and uPVC double glazing for comfort and efficiency.

The ground floor features a bright, dual-aspect lounge with French doors that open to the garden, a separate dining room, and a rear lobby with a cloaks/W.C. The highlight of the main level is the stunning, newly fitted kitchen, which is open-plan to the dining room and includes stylish units, sleek worktops, and a central island. Upstairs, the home offers four bedrooms and a contemporary family bathroom with a separate bath and shower. Outside, there is excellent parking at the front of the property, and the good-sized rear garden includes a large patio and a lawn, making it perfect for outdoor living.

LOCATION

Located on the highly desired Barrow Lane, this attractive property is situated in the heart of Hessle, a vibrant town on the western edge of Hull. The home is just a short walk from Hessle Square and The Weir, offering convenient access to a wide variety of shops, pubs, and restaurants.

The Weir is a bustling hub featuring an array of amenities, including cafés, stylish cocktail bars, designer boutiques, and salons, while Hessle Square offers a supermarket, chemist, banks, and more. Families will appreciate the local schooling, which includes Hessle All Saints Church of England and Hessle Penshurst for primary education, and Hessle High School for secondary.

Transport links are excellent, with Hessle's own mainline railway station providing direct services to Hull, Brough, and even London King's Cross. The property also offers easy access to the iconic Humber Bridge and the A63, connecting you to Hull city centre and the national motorway network.

ACCOMMODATION

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

Composite residential entrance door to:

ENTRANCE HALL

With staircase leading up to the first floor.

LOUNGE

With window to the front elevation and French doors opening out to the rear patio and garden.



DINING ROOM

With understairs storage and window to the front elevation. Open plan through to the kitchen.



KITCHEN

Having a range of stylish base and wall units with sleek Quartz worktops and matching central island with breakfast bar peninsular. There is a butler sink, range style cooker, fridge/freezer and dishwasher. Window to rear.



REAR LOBBY/UTILITY AREA

With plumbing for a washing machine. External access door to rear.

W.C.

With low flush W.C.

FIRST FLOOR

LANDING

BEDROOM 1

With built in wardrobes and window to the front elevation.

The main bedroom includes an en-suite shower room. Please note that the current owners have used this space for storage and have not utilized it as a functional bathroom.



BEDROOM 2

Window to the front elevation.



BEDROOM 3

With cupboard to corner and window to rear.



BEDROOM 4

With cupboard to corner and window to rear.



BATHROOM

With contemporary suite comprising a double ended bath with freestanding tap, shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail, tiled walls and window to rear.



OUTSIDE

Excellent parking is available to the front of the property. The good sized rear garden enjoys a large patio with steps down to the lawn beyond. There is a further patio, fencing to the boundary and a garden shed.



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 C. 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

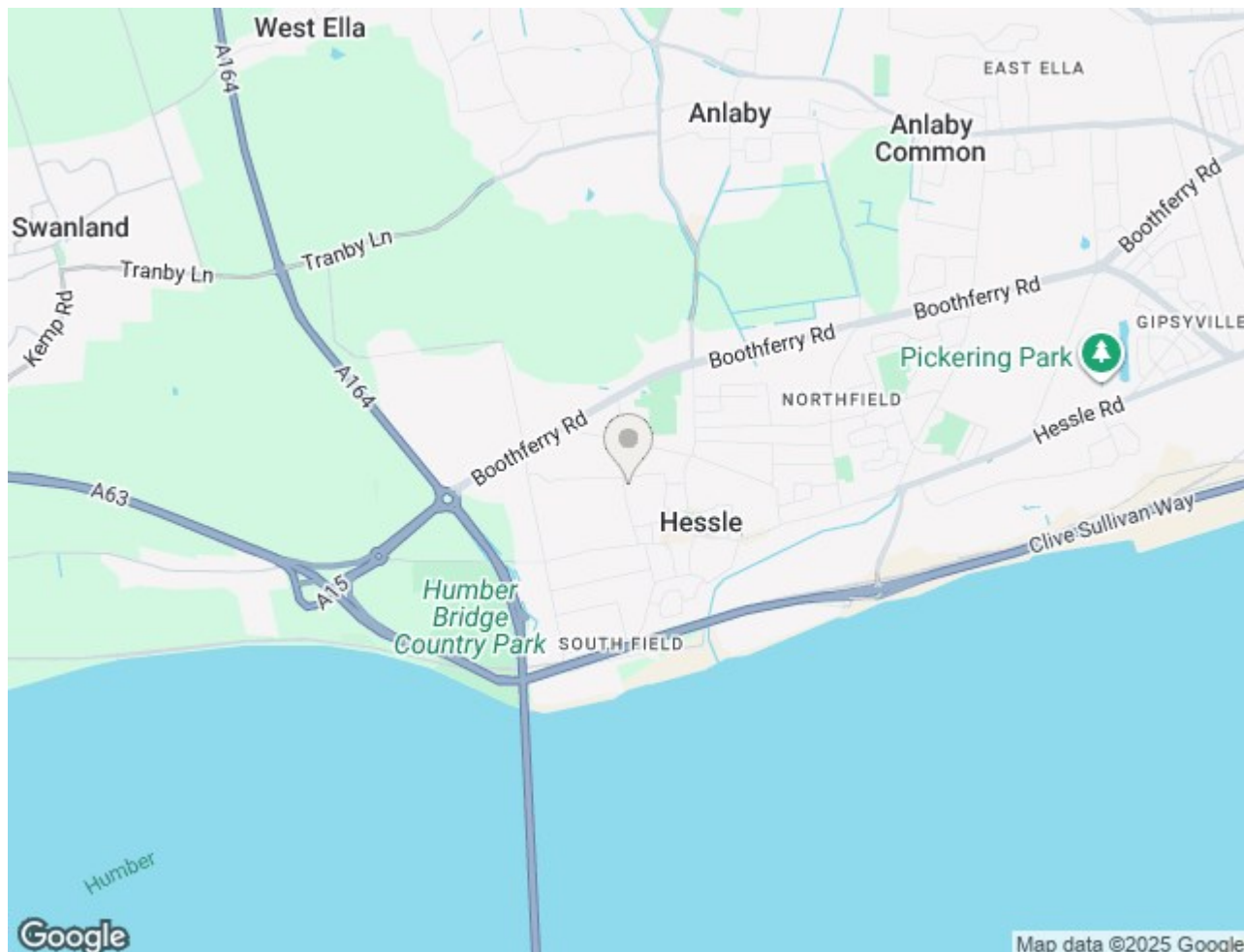
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

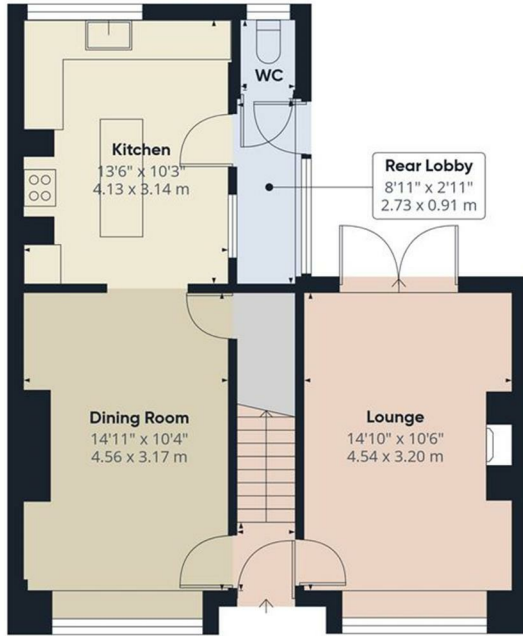
PHOTOGRAPH DISCLAIMER

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.

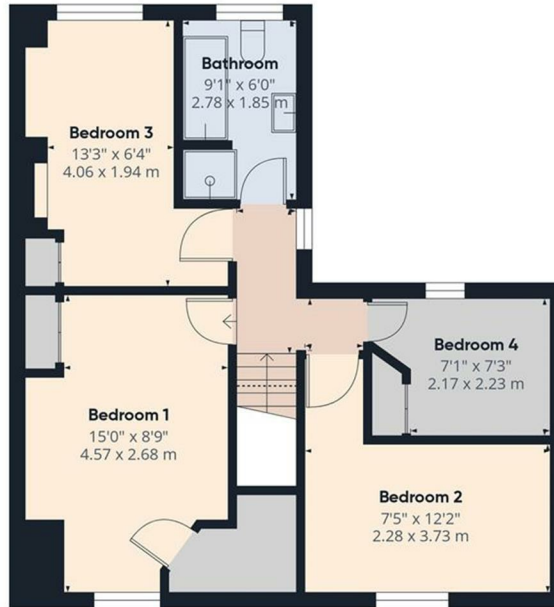
VALUATION SERVICE

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.





Floor 0



Floor 1



Approximate total area[®]
1051 ft²
97.6 m²

(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) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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	