

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*1 Bishop Temple Court, Hessle, East Yorkshire, HU13 9DU*

- 📍 Extended Semi-Detached
- 📍 Beautiful & Stylish Interior
- 📍 Stunning Open Plan Kitchen
- 📍 Council Tax Band = B
- 📍 Cul-de-Sac Position
- 📍 Low Maintenance Garden
- 📍 Off Street Parking
- 📍 Freehold / EPC = D

**£195,000**

## INTRODUCTION

Presenting a beautifully presented two-bedroom semi-detached house featuring a superb extended ground floor, perfect for modern living. The accommodation includes a comfortable lounge and a truly stunning and stylish open-plan living kitchen, exceptionally well-equipped with integrated appliances and boasting bi-fold doors that seamlessly open to the low-maintenance rear garden with a patio and artificial lawn. The main bedroom benefits from fitted wardrobes, and there's a modern contemporary shower room. Offered in 'move-in ready' condition, early viewing is highly recommended to appreciate all this exceptional home has to offer.

## LOCATION

Bishop Temple Court is a small cul-de-sac situated at end of Astral Close which can be accessed via Cambridge Road/Penshurst Avenue. 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 HALL

With staircase leading up to the first floor.

### LOUNGE

12'5" x 11'5" approx (3.78m x 3.48m approx)

With feature tiled wall and window to the front elevation.





## OPEN PLAN LIVING KITCHEN

24'3" x 18'11" approx (7.39m x 5.77m approx)  
Measurements to extremes.

This stunning space is situated to the rear of the property with bi-folding doors leading out to the rear garden.



## KITCHEN

Having a range of stylish base and wall units, contrasting worktops incorporating a one and a half bowl sink and drainer with shower style mixer tap plus a host of integrated appliances including an oven, combination microwave oven, induction hob with filter hood above, fridge/freezer, dishwasher and washer/dryer. There is tiling to the floor inset spot lights and window to rear plus an useful understairs storage cupboard.



## DINING AREA



## LIVING AREA

Window to the front elevation.



## FIRST FLOOR

## LANDING

With loft access hatch.

## BEDROOM 1

11'8" x 11'7" approx (3.56m x 3.53m approx)  
With fitted wardrobe and storage cupboard. Window to front.



## BEDROOM 2

11'2" x 7'10" approx (3.40m x 2.39m approx)  
Window to rear.





## SHOWER ROOM

With suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Part tiling to walls, inset spot lights and window to rear.



## OUTSIDE

A lawned garden extends to the front with a spectacular magnolia tree at its centre. An attractive paved and white pebbled path leads to the front door and a drive provides convenient parking. The rear garden has been designed for effortless enjoyment, featuring paved and gravelled patio areas perfect for relaxing, complemented by an easy-care artificial lawn. There is 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 B. 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.

## 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.

## 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

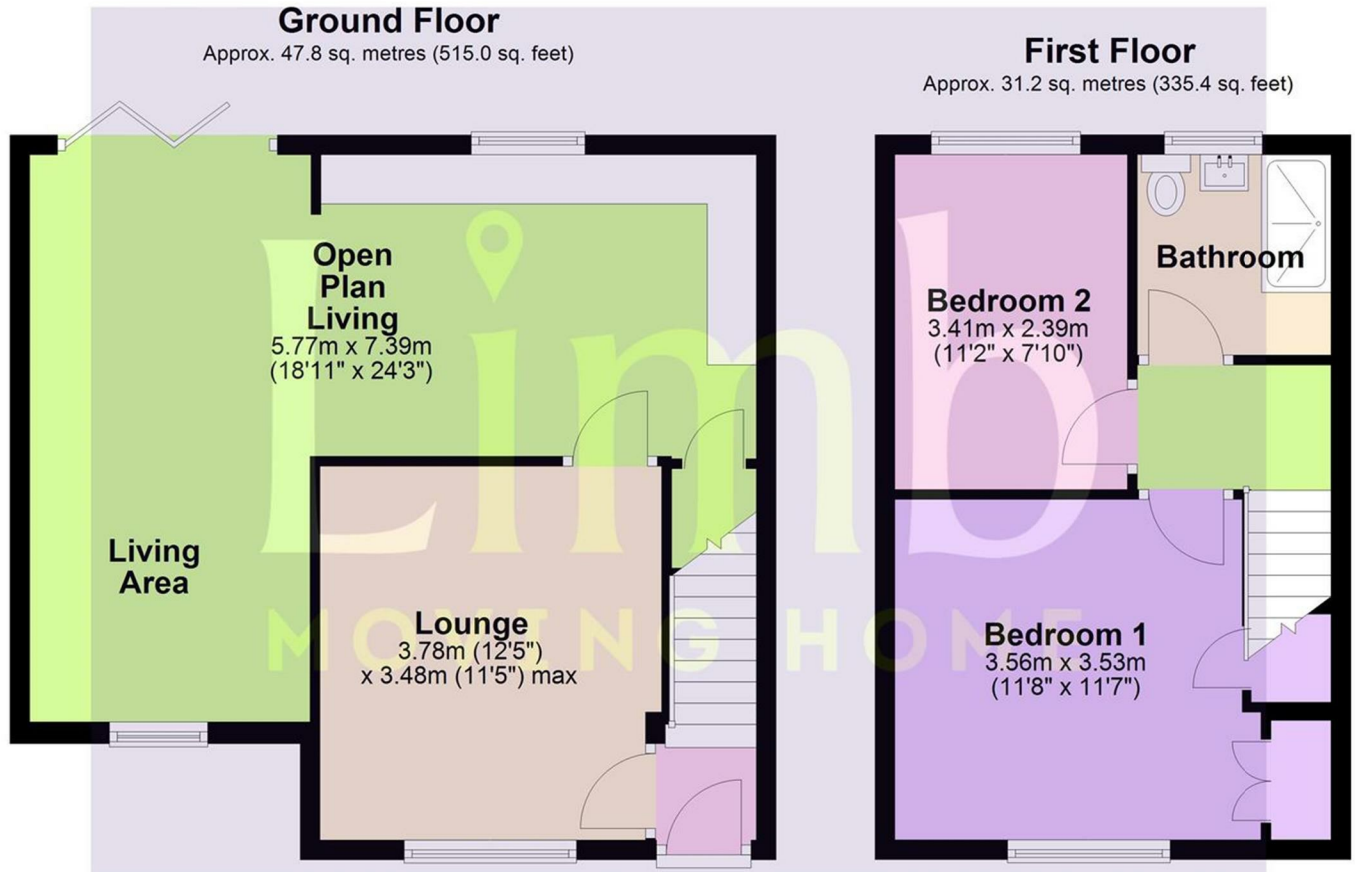
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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Total area: approx. 79.0 sq. metres (850.4 sq. feet)

**1 Bishop Temple Court, Hesse**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	