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Matthew
Limb
MOVING HOME



4 Hessle Mount Cottages Jenny Brough Lane, Hessle, East Yorkshire, HU13 0JZ

- 📍 Stunning Period Property
- 📍 Adjacent to Open Countryside
- 📍 4 Bedrooms
- 📍 Council Tax Band = C
- 📍 Cottage Style Gardens
- 📍 Excellent Living Space
- 📍 Off Street Parking
- 📍 Freehold/EPC = C

£425,000

INTRODUCTION

With period appeal and the feel of the country, is this lovely semi detached house which is located on the fringe of Hessle. Hessle Mount Cottages was originally a row of 3 workers cottages for the grand house of Hessle Mount and were believed to have been constructed around 1900. Subsequently two of the cottages were amalgamated into one dwelling which has more recently been significantly extended to create what is today, a delightful and spacious family home. Exuding a cottage style to both house and garden, this lovely property is truly unique, enjoying far reaching views across paddocks and farmland towards Anlaby Croft. The accommodation is depicted on the attached floorplan and briefly comprises a large entrance reception, 26 foot long living room, attractive dining room, kitchen and spacious conservatory. There is also a very useful utility room with a shower room and store room situated off. Upon the first floor are 4 good sized bedrooms and large bathroom. The accommodation has the benefit of gas fired central heating and double glazing which is predominantly hardwood framed and many of which have the addition of a triple glazed panel.

Upon arriving at the property, a cobbled driveway is flanked by attractive borders and paths lead up to the front door. Excellent parking is available upon the driveway for several vehicles. The rear garden is very much a cottage garden which is full of shrubs and perennials flanking the lawn. There is also a wildlife pond, all interspersed with specimen trees. The property adjoins paddock land to the north and far reaching views are provided towards Anlaby Croft.

LOCATION

The property is located on the fringe of the Hessle boundary, adjoining open countryside. The vibrant community of Hessle affords an excellent range of shops and amenities, many of which are located on The Weir and in Hessle Square, including boutiques and restaurants. There is a railway station situated upon Southfield and the property is conveniently placed for access to the Humber Bridge, Hull city centre to the east and the A63/M62 motorway network to the west.

ACCOMMODATION

Residential entrance door to:



ENTRANCE RECEPTION

13'0" x 12'8" approx (3.96m x 3.86m approx)
With two windows to front elevation.



LIVING ROOM

26'7" x 12'9" approx (8.10m x 3.89m approx)
A superb living space which features a log burner upon a quarry tiled hearth. Window to front elevation. Double opening windows through to the kitchen.





DINING ROOM

13'0" x 12'0" approx (3.96m x 3.66m approx)

Featuring a beautiful herringbone designed parquet wood floor. There is a feature fire surround housing a log effect gas fire. Window to rear elevation. Wide opening through to the kitchen.



KITCHEN

20'1" x 10'0" approx (6.12m x 3.05m approx)

Having a range of high gloss fronted shaker style units with complimentary work surfaces. There is an integrated double oven, 4 ring induction hob with stainless steel back and extractor hood above, Neff dishwasher. Sink and drainer, tiled surround. Windows provide some fabulous views across the garden and beyond.



CONSERVATORY

17'0" x 9'0" approx (5.18m x 2.74m approx)

Providing some great views across the garden to the rear and to the side across adjoining paddock land and onwards towards Anlaby Croft. The conservatory has a flag paved floor, sealed unit double glazed windows with stone sills and double doors open out to the garden.



UTILITY ROOM

12'6" x 10'5" approx (3.81m x 3.18m approx)

A very useful room with a run of units, plumbing for automatic washing machine, further fitted cupboards. Situated off the utility room is a deep storage cupboard and also access to:



SHOWER ROOM

With shower cubicle and wash hand basin.

FIRST FLOOR

LANDING

BEDROOM 1

13'0" x 12'1" approx (3.96m x 3.68m approx)
With two windows overlooking the rear gardens and beyond.



BEDROOM 2

12'9" x 12'1" approx (3.89m x 3.68m approx)
Window to rear, airing cupboard to corner.



BEDROOM 3

12'7" x 11'6" approx (3.84m x 3.51m approx)
Window to front elevation.



BEDROOM 4

16'1" x 12'6" approx (4.90m x 3.81m approx)
With windows to front and side elevation and Velux window to rear.
This room is particularly spacious and provides potential to accommodate an en-suite.



BATHROOM

With suite comprising low level W.C., wash hand basin and shower cubicle.



OUTSIDE

Upon arriving at the property, a cobbled driveway is flanked by attractive borders and paths lead up to the front door. Excellent parking is available up on the driveway for several vehicles. The rear garden is very much a cottage garden which is full of shrubs and perennials flanking the lawn. There is also a wildlife pond, all interspersed with specimen trees. There are garden sheds and a greenhouse within the garden. The property adjoins paddock land to the north and far reaching views are provided towards Anlaby Croft.



PATIO



REAR VIEW



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

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

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.



GROUND FLOOR

APPROX. 116.9 SQ. METRES (1258.0 SQ. FEET)



FIRST FLOOR

APPROX. 82.3 SQ. METRES (886.2 SQ. FEET)



TOTAL AREA: APPROX. 199.2 SQ. METRES (2144.2 SQ. FEET)
4 HESSE MOUNT COTTAGES

