

# linkagency

2 Bedroom Apartment for Sale

Offers Over £110,000

9 Hudson Court Barrow Lane, Hessle, HU13 0PE



## KEY FEATURES

- SPACIOUS, 2 BEDROOM, GROUND FLOOR APARTMENT
- VIEWS OF THE GARDENS FROM ALL WINDOWS
- MCCARTHY STONE RETIREMENT COMPLEX
- CLOSE TO HESSLE SQUARE
- RESIDENTS LOUNGE / COMMUNAL AREA
- LAUNDRY ROOM
- BEAUTIFUL GROUNDS
- 24 HOUR EMERGENCY CARE LINE SYSTEM AND DAYTIME HOUSE MANAGER
- EASY ACCESS TO MAJOR ROADS :A15, A63 AND M62
- BUS STATION IN HESSLE CENTRE +RAILWAY STATION, SOUTH OF THE TOWN; BOTH WITH REGULAR SERVICES

### HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007  
Email: [Jayne@linkagency.co.uk](mailto:Jayne@linkagency.co.uk)  
Website: [www.linkagency.co.uk](http://www.linkagency.co.uk)



## HESSLE

Hessle is a sought after residential town, 5 miles west of Hull and is part of the East Riding of Yorkshire. It is on the north bank of the Humber Estuary where the iconic Humber Bridge is located. The attractive Hudson Court complex is situated in well tended grounds off Barrow Lane , just a short walk ( approximately 7 minutes ) to Hessle Square and the picturesque town centre with its variety of restaurants , bars , boutiques, hairdressers and beauty therapists, as well as several renowned, independent retail stores.

Transport to and from Hessle is convenient, with good access to main roads such as the A15, A63 and M62 (via the A63). It also has a railway station with hourly services to and from Hull and to destinations such as Doncaster and York. Regular bus services provided by East Yorkshire Buses link the town with the surrounding villages of Willerby, Anlaby, Kirk Ella, West Ella, North Ferriby and Swanland. There are many amenities in Hessle including supermarkets, chemists, hairdressers, cafes, bars, restaurants and individual retail outlets such as Mimis ( a lady's fashion boutique). There is a commercial centre off the A63. Sports clubs including football, cricket and rugby are all located in the town. A golf club is located at nearby Raywell.

Hessle Foreshore and the Humber Bridge

For those seeking outdoor activities, Hessle offers a range of things to do. Nature lovers can take a stroll along the picturesque Hessle Foreshore, a tranquil spot along the Humber estuary. The foreshore is a haven for birdwatchers and those looking to enjoy a peaceful walk with views of the Humber Bridge, one of the UK's most iconic landmarks. The area is ideal for picnics, fishing, and photography, particularly.

## HUDSON COURT

Hudson Court is a retirement housing complex situated on Barrow Lane in Hessle, East Yorkshire. Built in 2000, it comprises 34 flats, offering one and two-bedroom options. The development is managed by FirstPort and provides facilities such as a communal lounge, a laundry room, guest accommodations and attractive grounds . A part-time house manager is available on-site, and a 24 hour Careline alarm service ensures residents' safety.

## GENERAL DESCRIPTION

The spacious, well-maintained ground floor apartment is approached via the communal entrance to the rear of the building and inner corridor . The front door opens to a generous inner hallway which leads to all the rooms: a fitted kitchen; 2 bedrooms with fitted furniture; a modern shower room and a spacious lounge / dining room. All the rooms, except the bathroom, benefit from views of the attractive well-tended gardens.

## ENTRANCE HALLWAY

Long I shaped hallway - Space for furniture - Store cupboard with water tank

## LOUNGE / DINING ROOM

10'10" x 17'4"

Fitted carpet - Single french door opening to the gardens - Coving - Feature fireplace - Coal effect electric fire - 2 windows with same aspect to the gardens



## HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007  
Email: Jayne@linkagency.co.uk  
Website: www.linkagency.co.uk



## KITCHEN

10'10" x 5'11"

Fitted base and eye level units - Composite worktops - Space for under counter fridge - Space for under counter freezer - Electric hob - Extractor hood - Built-in electric cooker - Stainless steel drainer sink with monochrome mixer tap - Tiled splash backs - Aspect to the side - Linoleum flooring

## BEDROOM 1

8'11" x 17'3"

Large double room - Fitted wardrobes plus matching drawer and bedside units - French door and side window - Aspect to the gardens - Fitted carpet - Electric heater

## SHOWER ROOM

5'6" x 6'11"

Large shower with sliding glass door - Low flush WC - Sink set on vanity unit - Fully tiled

## BEDROOM 2

10'10" x 7'9"

Small double room - Fitted wardrobe - Engineered wood flooring

## SERVICE CHARGES

There are service charges to be paid per annum to include: Grounds Maintenance, Communal Cleaning, Window Cleaning, Lift Maintenance, Fire Systems Maintenance, Audit/Accounts Certification Fee, Reserve Funds.

Further details are available ; ask the agent.

## PERSONAL AGENT JAYNE AT LINK AGENCY

When you use a Personal Agent to sell your home, your tailor-made estate agency service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality, professional interior and exterior photography as standard

Floor plans

Listing on major websites

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

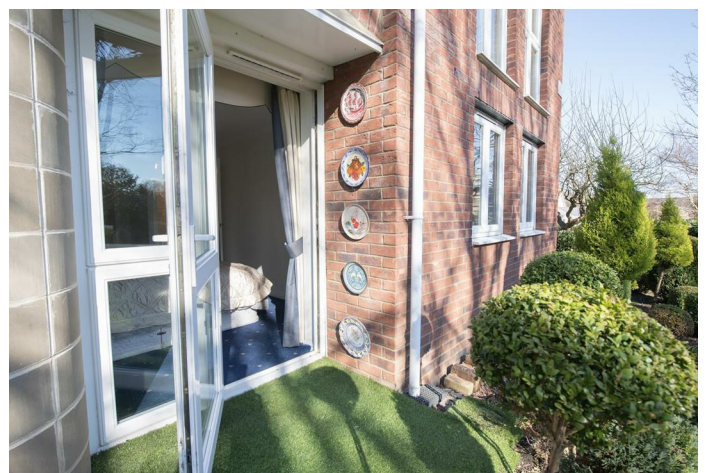
An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found  
Negotiations and advice regarding future purchases / rentals of properties

A 24/7 telephone answering service

These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.



## HEAD OFFICE

Mullberry House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007  
Email: [Jayne@linkagency.co.uk](mailto:Jayne@linkagency.co.uk)  
Website: [www.linkagency.co.uk](http://www.linkagency.co.uk)



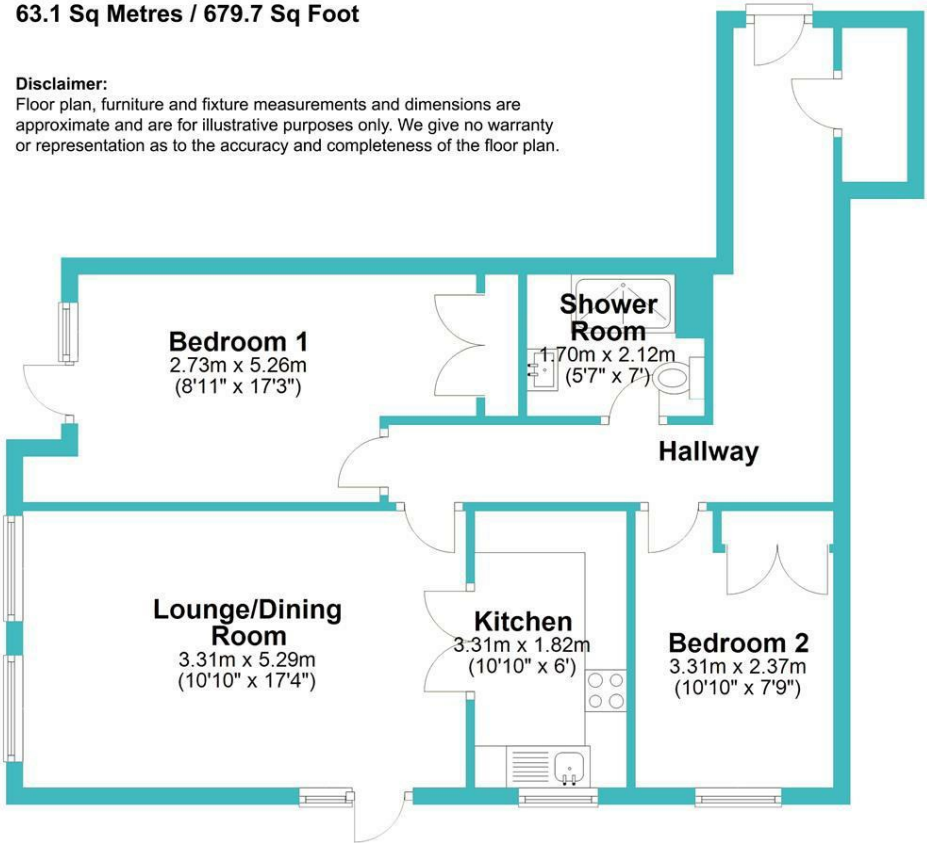






**Approximate Gross Internal Floor Area:**  
**63.1 Sq Metres / 679.7 Sq Foot**

**Disclaimer:**  
Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</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	

**Disclaimer**  
These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with, Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.