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**Limb**  
MOVING HOME



*25 Hillcrest Avenue, Hessle, East Yorkshire, HU13 0NP*

- 📍 Semi-Detached House
- 📍 Cul-de-Sac Position
- 📍 Stylish Dining Kitchen
- 📍 Council Tax Band = C

- 📍 South Facing Garden
- 📍 Outbuildings
- 📍 Viewing a Must!
- 📍 Freehold / EPC = D

**£315,000**

## INTRODUCTION

Positioned enviably at the head of a quiet cul-de-sac, this bay-fronted semi-detached house boasts a delightful south-facing rear garden. The thoughtfully laid-out accommodation, benefiting from gas central heating and uPVC double glazing, includes a spacious entrance hall, a convenient cloaks/W.C., a lounge/diner, and a stylish dining/living kitchen featuring bi-folding doors that open directly onto the rear patio. Upstairs, three bedrooms accompany a family bathroom. Outside, a driveway extends to the front and side, providing ample off-street parking and leading to a detached garage. Beyond the garage lies a superb outbuilding with power and light, perfect for a home office, and even additional storage beneath. The garden itself is a standout feature, offering exceptional privacy with its extensive patio, steps down to a lawn, attractive planted borders, and a picturesque fish pond with a decked bridge leading to a summerhouse. This property truly merits an early viewing.

## LOCATION

Hillcrest Avenue is situated off Boothferry Road in Hessle. 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, banking hub, 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

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

Residential entrance door to:

### ENTRANCE HALLWAY

With stairs leading up to the first floor.



### CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to side.

## LOUNGE

With bay window to the front elevation and open plan through to the dining area.



## DINING AREA

With French doors leading through to the dining kitchen.



## DINING KITCHEN

Having a range of stylish base and wall units with complementing worktops incorporating a one and a half bowl sink and drainer with mixer tap, double oven, four ring gas hob with filter hood above, integrated dishwasher and washing machine. The dining area enjoys bi-folding doors which lead out to the rear patio. There is an additional external access door to the side.



## FIRST FLOOR

### LANDING

With window to side.

## BEDROOM 1

With fitted wardrobes and bay window to the front elevation.



## BEDROOM 2

With fitted wardrobes and window to the rear elevation overlooking the rear garden.



## BEDROOM 3

Window to the front elevation.

## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiling to walls and window to side.



## OUTSIDE

Outside, a driveway extends to the front and side, providing ample off-street parking and leading to a detached garage. Beyond the garage lies a superb outbuilding with power and light, perfect for a home office, and even additional storage beneath. The garden itself is a standout feature, offering exceptional privacy with its extensive patio, steps down to a lawn, attractive planted borders, and a picturesque fish pond with a decked bridge leading to a summerhouse.



## 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

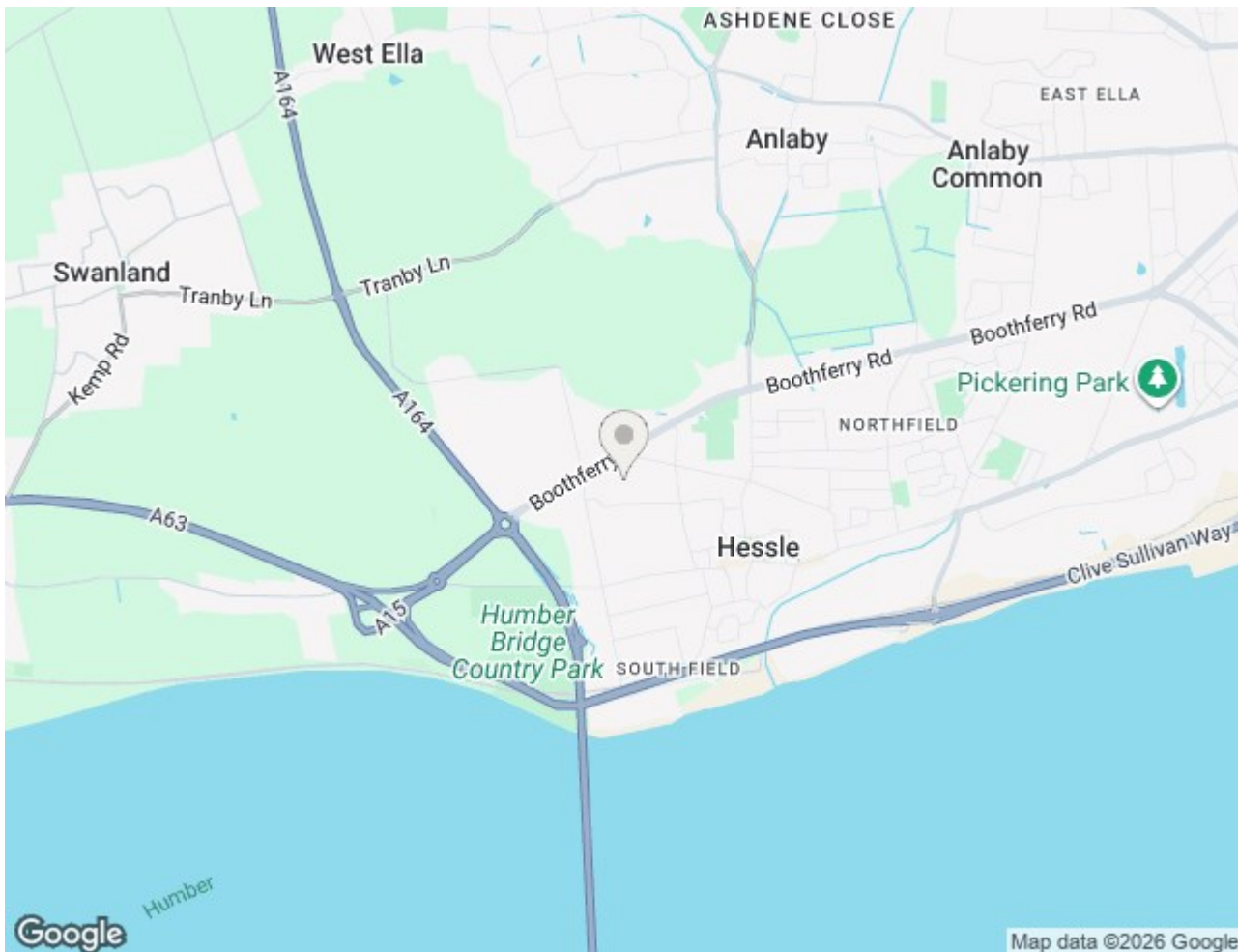
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





## 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>		
(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	

## 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	