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Limb
MOVING HOME

415 Boothferry Road, Hessle, East Yorkshire, HU13 0JJ

- Stunning Detached House
- Prominent Location
- 4 Beds/2 Baths
- Council Tax Band = F
- Stylishly Presented
- Superb Dining Kitchen
- Beautiful South Facing Garden
- Freehold/EPC = D

Offers Over £600,000

INTRODUCTION

This stunning and distinctive individual detached house stands in a prominent position on the south side of Boothferry Road, close to the iconic Humber Bridge. Stylishly presented, refurbished and remodelled by the current owners, this lovely family home provides plenty of space both inside and out. The property is approached through twin automated gates with a "horseshoe" driveway and an established central border featuring palms. Overall, the property stands in a plot of approx. 0.22 acre. The wonderful rear garden has an extensive patio, lawn and mature borders which create a fabulous environment to relax or entertain in. The accommodation is depicted on the attached floorplan and briefly comprises a twin aspect lounge with log burner, sitting room, superb living/dining kitchen, gym/day room, utility and cloaks/W.C.. There are four good bedrooms, the main complete with en-suite, access to the balcony and stairs up to a dressing room. There is also a luxurious family bathroom. This property will not disappoint and early viewing is recommended.

LOCATION

The property occupies a location towards the top of Boothferry Road, Hessle close to the junction with the Humber Bridge. Hessle has an excellent range of local shops and amenities, many of which are located in the nearby Hessle Square and The Weir. There has been a recent growth of restaurants, delicatessen and many independant niche traders. Good road connections are available to The Humber Bridge, Hull or the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A wide hallway with stairs leading to the first floor and cupboard beneath.

LOUNGE

A stunning room with light flooding in through a window and corner bay to the front plus bay to the rear with central doors opening out to the patio. The focal point of the room is a floor mounted log burner and tiled chimney breast.

DINING/SITTING ROOM

With window and corner bay window to the front elevation. Wall mounted TV point.

LIVING KITCHEN

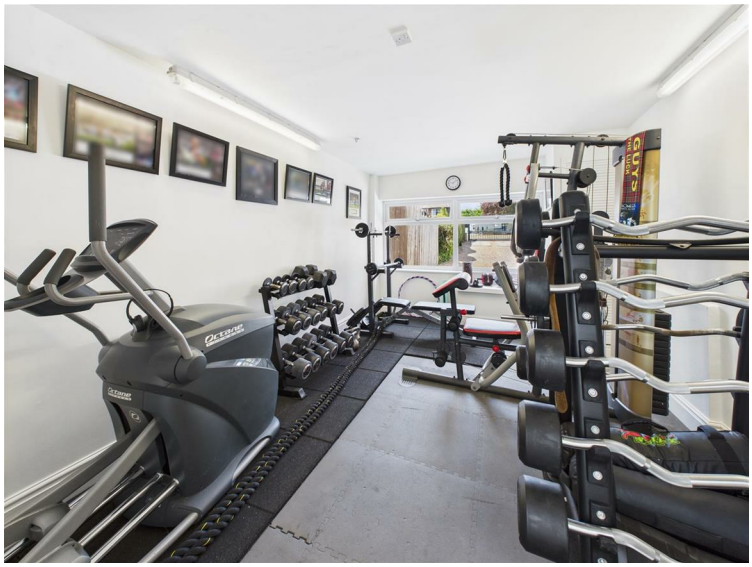
A superb room with sleek modern units complete with quartz tops including and undercounter sink and professional mixer tap. There is a range style cooker, extractor hood above., dishwasher. Plenty of space for dining and relaxing, wall mounted TV point. Bi fold doors open out to the rear garden and further window looks down the garden. A lantern light also allows light to flood in.

UTILITY ROOM

With matching fitted units to those in the kitchen again with undercounter sink and professional mixer tap. There are twin integrated microwaves, plumbing for both washing machine and dishwasher, further space for appliances. Door leading out to the patio.

GYM/DAY ROOM

Window to front elevation.



CLOAK ROOM

W.C.

With low level W.C..

FIRST FLOOR

LANDING

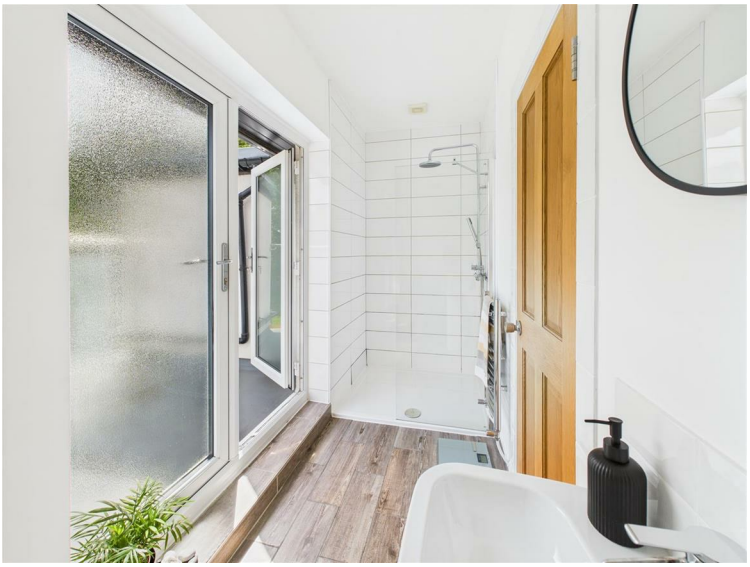
A central landing with access to the roof void.

BEDROOM 1

With window and corner bay window to the front elevation. A staircase leads up to the dressing room.

EN-SUITE SHOWER ROOM

With suite comprising shower with both rainhead and handheld shower system plus glazed partition, low level W.C, and wash hand basin. Double doors open out to the balcony.



VIEW FROM BALCONY

DRESSING ROOM

Accessed from the main bedroom area, there is fitted shelving and hanging provision.

BEDROOM 2

Window and corner bay to front elevation.

BEDROOM 3

Window to rear elevation.

BEDROOM 4

Window to front elevation.

BATHROOM

With low level W.C., oval shaped freestanding bath with tap stand, shower area with rainhead shower system, cabinet housing twin circular wash hand basin. Tiling to the walls and floor.

OUTSIDE

Occupying a prominent position on the road scene, there is a wrought iron perimeter fence to the front with twin wrought iron auto gates opening up to the "horseshoe" driveway around a central border with feature palms. The rear garden is a delight having a patio and leafy environment to enjoy, entertain or relax in. There is a large paved patio with lawn beyond bounded by mature shrubbery, flax and borders. At the bottom end of the garden is a useful garden store.

REAR VIEW

CENTRAL HEATING

The property has the benefit of gas fired central heatin gto radiators.

DOUBLE GLAIZNG

The property has the benefit of uPVC double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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

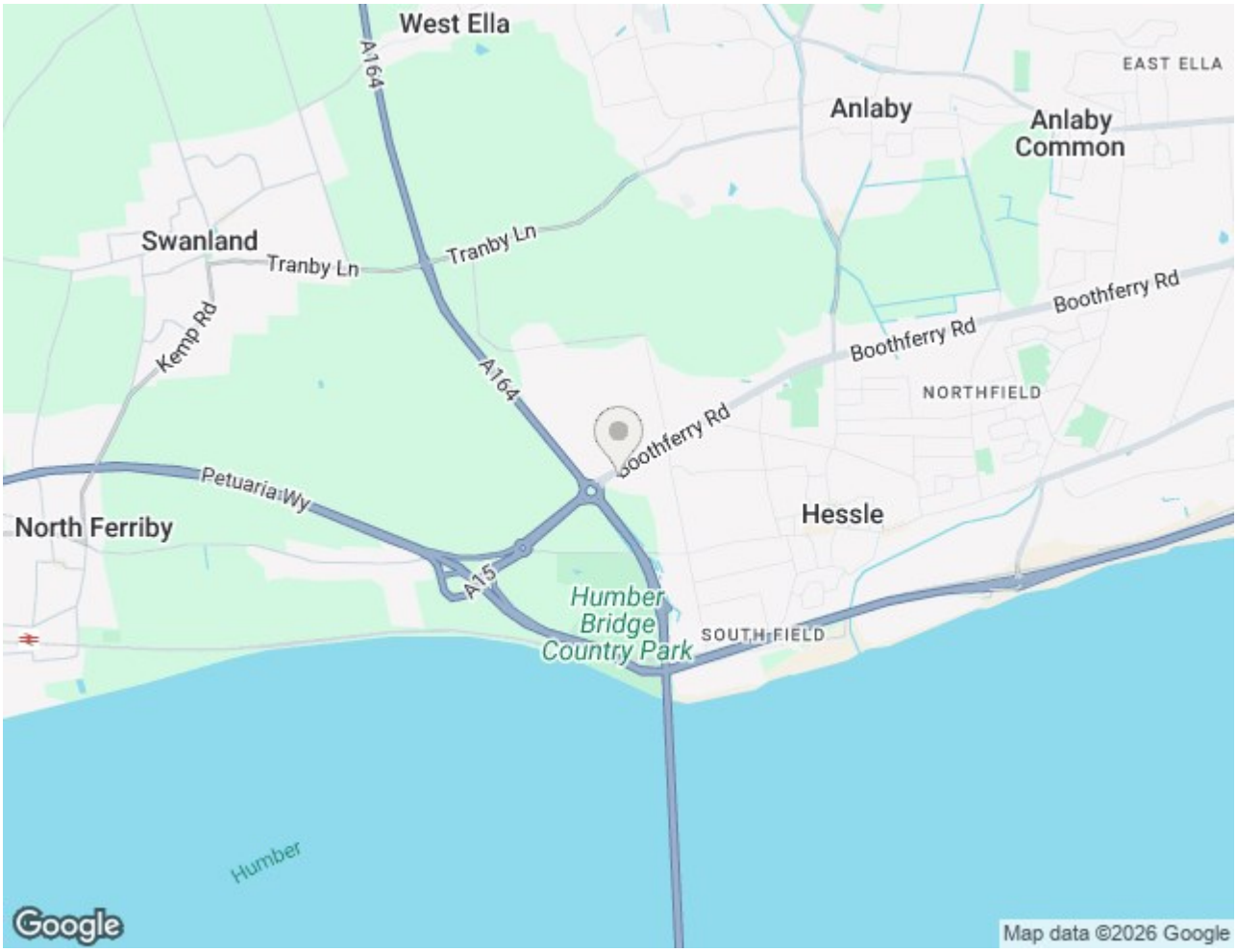
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

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.


West Ella
A164
EAST ELLA
Anlaby
Anlaby Common
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
A164
Boothferry Rd
Boothferry Rd
NORTHFIELD
Boothferry Rd
Petuaria Wy
North Ferriby
Hessle
A15
Humber Bridge Country Park
SOUTHFIELD
Humber
Google
Map data ©2026 Google

Approximate total area(1)
2115 ft²

Balconies and terraces
110 ft²

Reduced headroom
39 ft²

(1) Excluding balconies and terraces

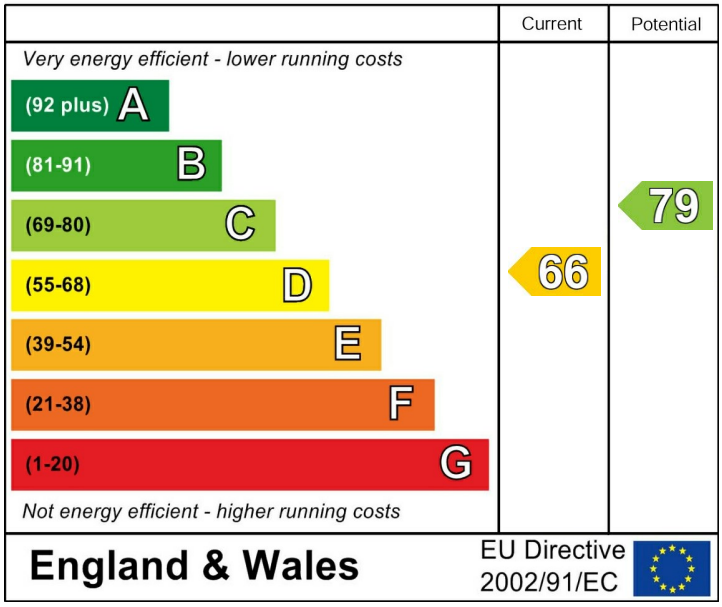
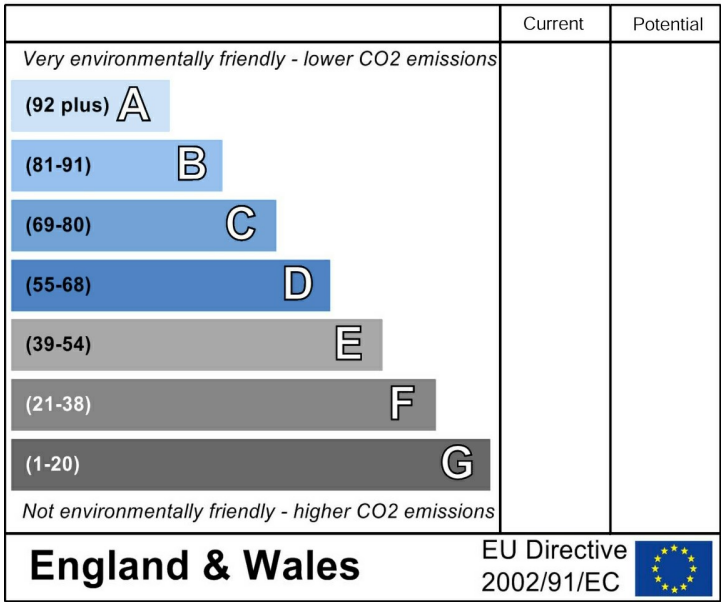
Reduced headroom
Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating