Welton Road, Brough, East Yorkshire, HU15 1AF

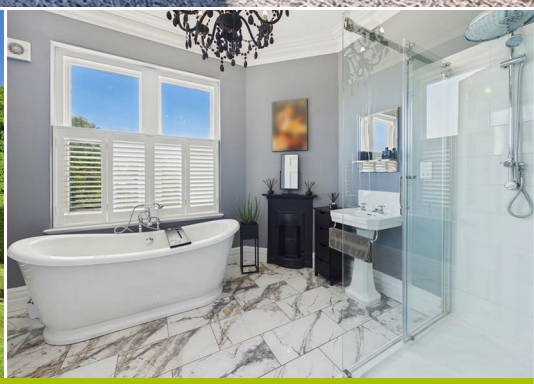
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Limb
MOVING HOME









97 Southfield, Hessle, East Yorkshire, HU13 0ET

- Beautiful Period Residence
- 5 Beds / 3 Baths
- Contemporary Living Kitchen
- Council Tax Band = F
- Character & Modern Fittings
- South Facing Garden
- Prestigious Location
- Freehold / EPC = D

£695,000

INTRODUCTION



This beautiful period semi-detached home effortlessly combines the charm and character of a former era with the comforts and luxuries of modern living, having been extensively refurbished and thoughtfully enhanced in recent years. Situated within the highly sought-after Southfield Conservation Area, the property showcases a wealth of original features, including high ceilings, elegant sash windows, intricate cornicing, and beautifully proportioned rooms that exude timeless appeal.

Significantly remodelled and extended, the substantial accommodation is perfectly suited to modern family life. The ground floor is centred around an impressive entrance hall and offers two elegant reception rooms, alongside a stunning open-plan contemporary living kitchen that opens directly onto an expansive, sun-drenched terrace. A generous utility room, cloakroom/W.C., and access to a useful storage cellar further enhance the practicality of the home.

Arranged over the upper two floors are five well-proportioned bedrooms, including a magnificent principal suite featuring a dressing area and a luxurious en-suite bath and shower room. The remaining bedrooms are served by a striking family bathroom and a separate shower room, while one of the top-floor bedrooms is currently fitted and utilised as a dressing room.

Externally, the property enjoys mature and attractive surroundings. To the front, a gravelled driveway provides ample off-street parking and leads to a useful store/garage accessed via double doors. To the rear, an extensive paved terrace with contemporary glazed balustrading creates the perfect space for outdoor entertaining, with steps descending to attractive south-facing gardens. The lawns are bordered by established hedging and complemented by a delightful display of planted roses.

Offering an exceptional blend of period elegance and contemporary style, this is a truly outstanding family home for which early viewing is highly recommended.

LOCATION

The property stands on the south side of the beautiful tree lined and highly sought after residential area of Southfield. It forms part of Hessle's Conservation Area which comprises many fine homes of distinction, the majority of which evoke the grandeur of the Victorian era.

Hessle is a vibrant and historic small town situated on the north bank of the Humber, famed for the iconic Humber Bridge. It offers an exceptional quality of life, celebrated for its unique character, bustling town square and parades together with the picturesque Hessle Foreshore. This close-knit community atmosphere blends perfectly with the array of amenities making this an ideal place to live.

The heart of the town, centred around "The Weir" and the Square, is home to an eclectic mix of shop, independent boutiques, popular cafés, restaurants, and traditional pubs together with many well-known brands/names. For broader shopping needs, the nearby Sainsbury's superstore and retail parks are easily accessible, while the Country Park and Foreshore are a perfect place for walking, cycling, and leisure.

The town is served by well-regarded primary schools, including Hessle All Saints and Penshurst Primary. Hessle High School and Sixth Form College offers secondary education while the proximity to independent schools such as Tranby School and Hymers College ensure diverse educational opportunities for all ages.

Hessle provides superb regional connectivity, acting as a primary gateway for the region. The town features its own railway station with frequent services to Hull, Doncaster, and Sheffield, as well as easy connections to London. Strategically located along the A63, it offers immediate access to Hull and the M62 corridor, while the Humber Bridge provides a direct link to North Lincolnshire and beyond including Humberside Airport.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5 miles
- Beverley (Historic Market Town): Approx. 9 miles
- York: Approx. 38 miles
- Leeds: Approx. 55 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

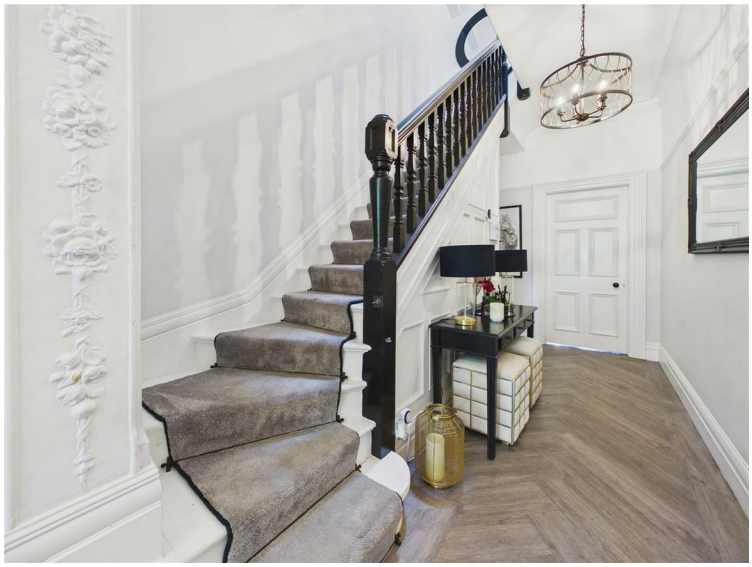
ACCOMMODATION

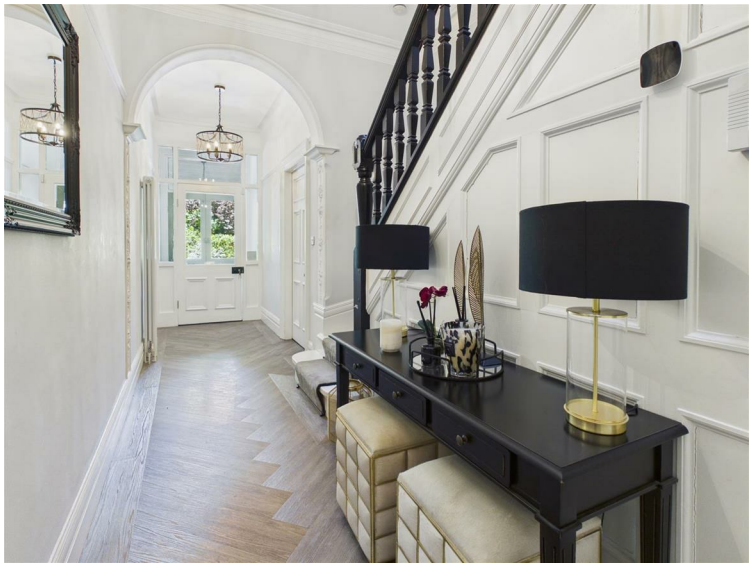
Residential entrance door to:

ENTRANCE VESTIBULE

HALLWAY

A magnificent first impression with a grand staircase leading to the first floor. A staircase leads under the stairs down to a dry cellar area, ideal for storage etc. Decorative plaster work and beautiful coving to the ceiling.





LIVING ROOM

A gorgeous room with deep walk-in bay window to front elevation with sash windows and further windows to each side of the chimney breast which houses a impressive cast fireplace with feature surround. There is beautiful coving to the ceiling and picture rail.



DAY ROOM

Situated off the kitchen, a lovely cosy room with a log burner as its centre piece upon a tiled hearth. Fitted cupboard to corner, window to side elevation.



LIVING KITCHEN

Situated to the rear of the house, providing a great space to relax or entertain in, this fabulous room has windows and deep walk-in bay with double doors opening out to the rear terrace. The spectacular kitchen features a grand island with quartz surface and breakfast bar return together with matching units to two walls and a Range cooker with canopied style extractor hood above. There is also a undercounter one and a half sink and drainer with mixer tap with instant hot water feature, integrated dishwasher and wine chiller. There is a door to a pantry cupboard to one corner which has extensive shelving.











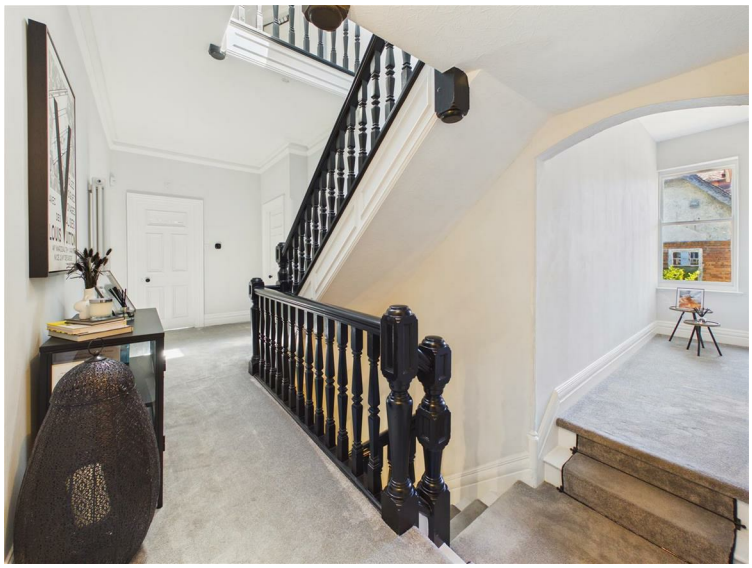
UTILITY ROOM

A particularly useful room with access to both the front garden and the rear terrace. There is a extensive range of contemporary fitted storage cupboards, quartz worksurface and undercounter sink with mixer tap. Plenty of places for appliances including an American style fridge freezer. There is also a tiled dog shower to one corner.

FIRST FLOOR

LANDING

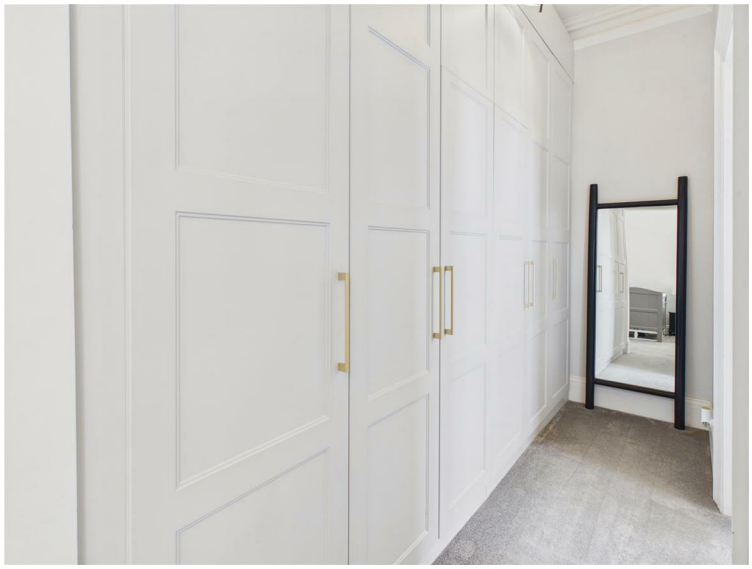
A simply gorgeous landing with stairs leading up to the second floor.



BEDROOM 1

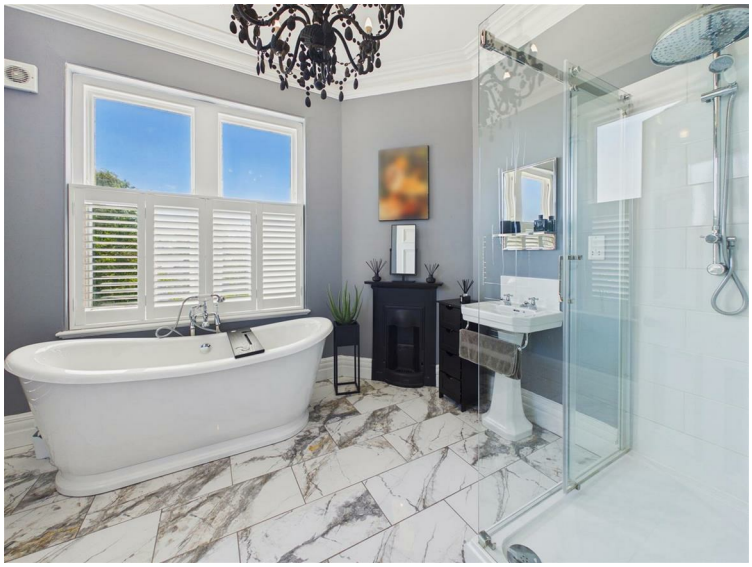
Situated to the rear of the house with a deep walk-in bay window which provides a view down the garden. This lovely double room is a real retreat having beautiful coving, stunning cast fireplace, vertical radiator and access through to a dressing room flanked by fitted wardrobes to one wall.





EN-SUITE

A stylish en-suite featuring an oval shaped free-standing bath with tap stand, pedestal wash hand basin, low level W.C., and a large separate shower enclosure with rainhead and handheld shower system. Contemporary tiled floor, heated towel rail. Windows with shutters to both side and rear elevations.



BEDROOM 2

An fabulous room with deep walk-in bay window to front elevation with sashes, further window to side allowing light to flood in. Feature cast fire surround with surround and built in cupboard to alcove, moulded coving.



BEDROOM 3

Sash windows to side elevation, beautiful coving, vertical radiator, decorative panelling to walls.

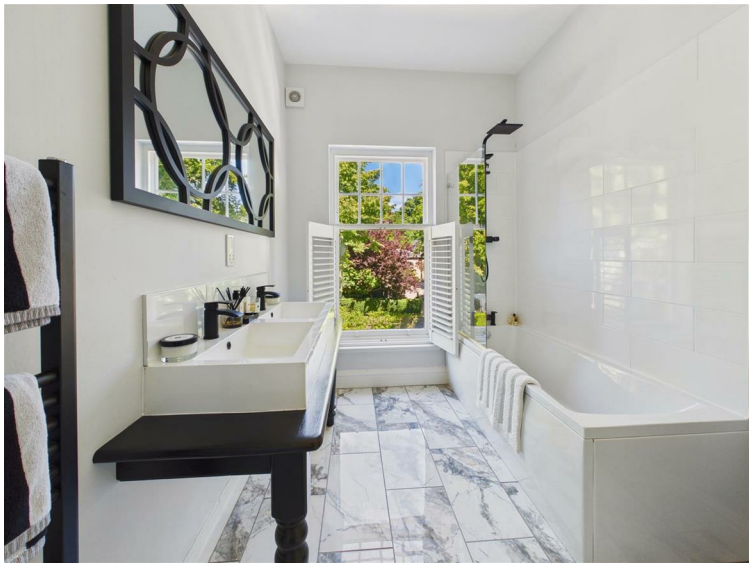


W.C.

With low level W.C. and wash hand basin, tiled floor.

BATHROOM

A striking bathroom with panelled bath having a shower fixed above with rainhead and handheld system, stunning plinth housing twin moulded wash hand basins, contemporary tiling to floor, heated towel rail. Toilettes cupboard to corner. Sash window to front elevation with fitted shutters.



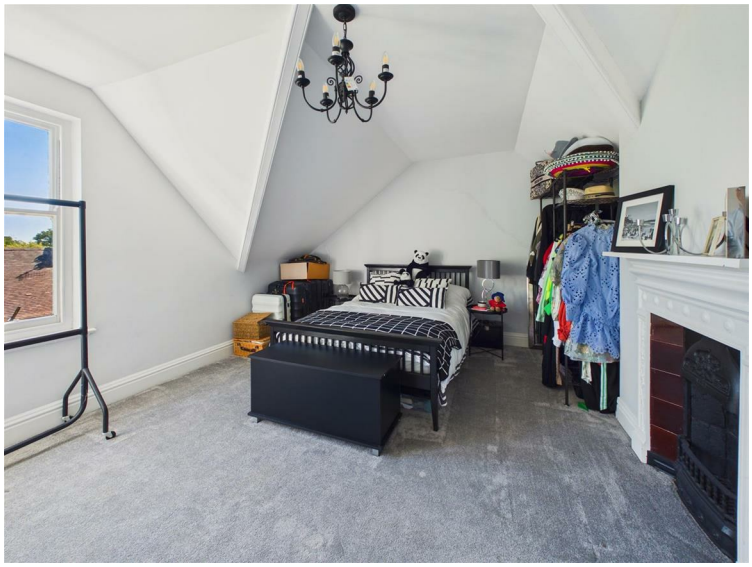
SECOND FLOOR

LANDING

With storage cupboard to corner.

BEDROOM 4

A large double bedroom with sash window to side elevation and a beautiful period cast fireplace.



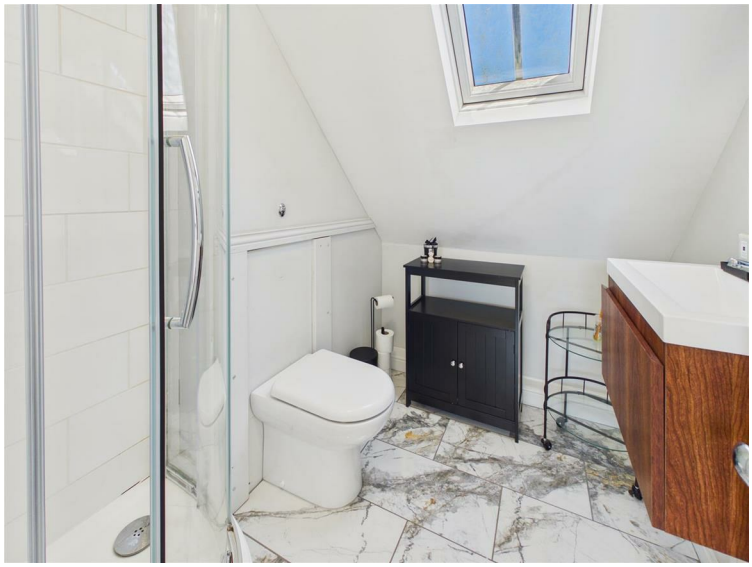
BEDROOM 5/DRESSING ROOM

Comprehensively fitted out as a dressing room with open hanging and shelving facilities together with a dressing table and drawers. There is a sash window to the front and the focal point of the room is a beautiful period cast fireplace.



SHOWER ROOM

With wash hand basin and cabinet, concealed flush W.C., corner shower cubicle with handheld and rainhead shower system. Tiled flooring, heated towel rail.



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OUTSIDE

To the front, the property enjoys mature surroundings and a gravelled driveway provides excellent parking facilities. There is a store/garage accessed through double doors. Directly to the rear of the property lies an extensive paved terrace which enjoys a fabulous view down the garden. Wide steps lead down to an extensive lawn beyond bounded by hedges which provide much seclusion and there is feature rose bed planting. It is worth noting that there is plenty of storage space beneath the terrace and to the side of the utility room.







REAR VIEW



HEATING

The property has the benefit of central heating served by a modern gas fired central heating boiler.

GLAZING

The property retains its integrity with majority sash single glazed windows however there are a number of double glazed units to the rear elevation.

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.

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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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
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(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 however any intending purchaser 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
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The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

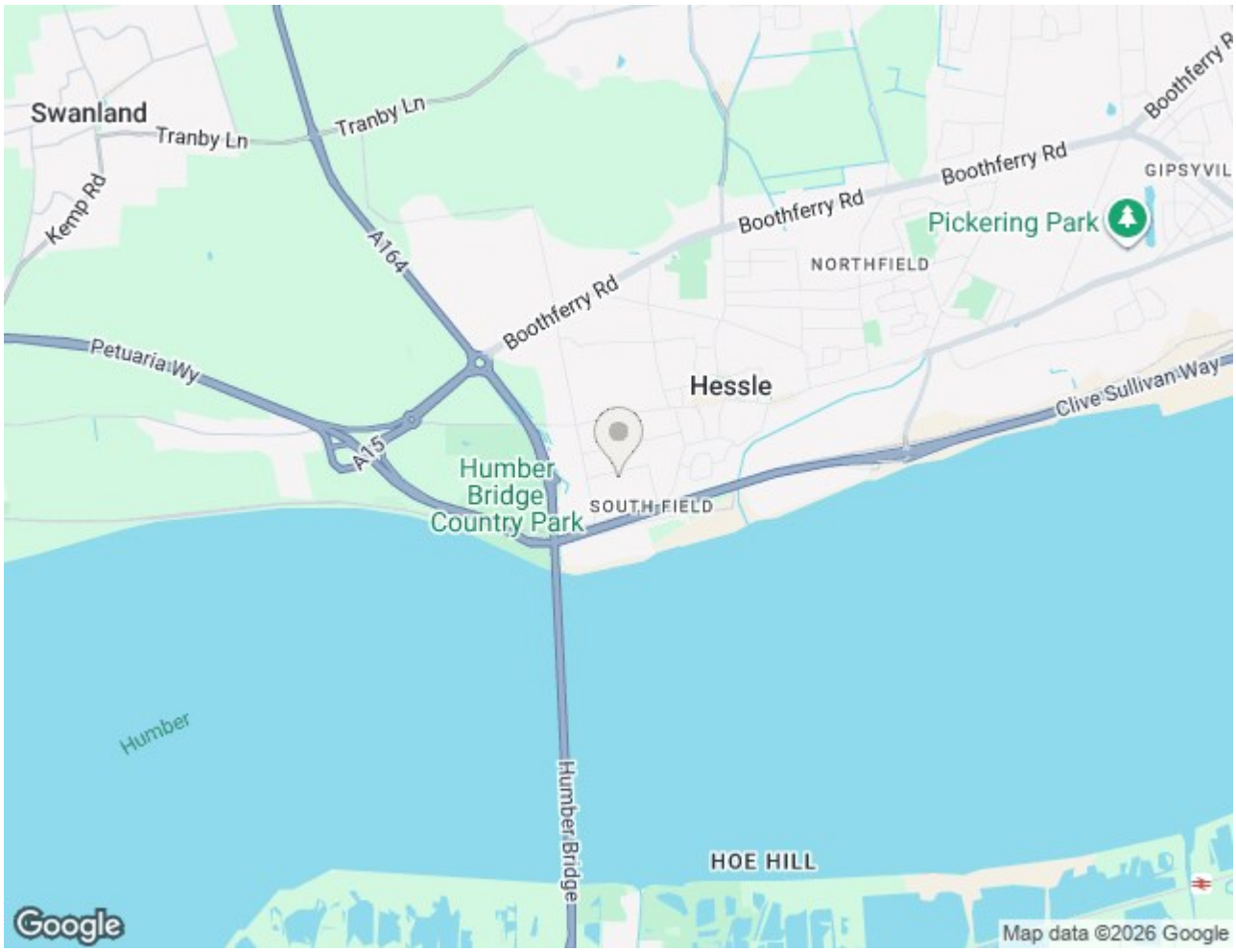
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

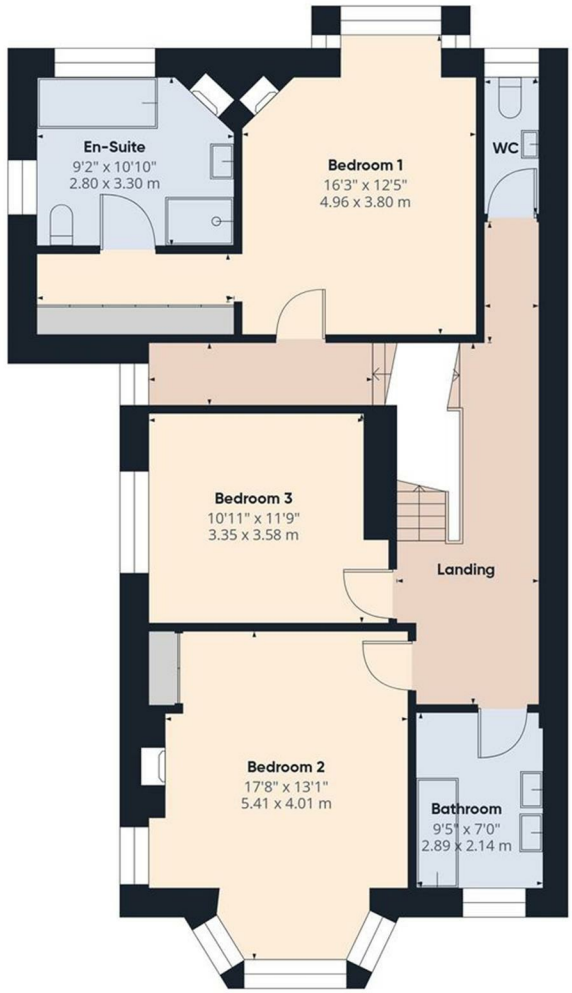
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure 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.


Swanland
Tranby Ln
Tranby Ln
Kemp Rd
A164
Boothferry Rd
Boothferry Rd
Boothferry Rd
Boothferry R
GIPSYVIL
Pickering Park
NORTHFIELD
Petuaria Wy
Hessle
Clive Sullivan Way
A15
Humber Bridge Country Park
SOUTHFIELD
Humber
Humber Bridge
HOE HILL
Google
Map data ©2026 Google


Utility Room
17'11" x 8'5"
5.48 x 2.59 m
WC
Living Kitchen
13'6" x 27'2"
4.11 x 8.30 m
Pantry
3'10" x 4'11"
1.17 x 1.51 m
Day Room
14'7" x 11'0"
4.47 x 3.37 m
Hallway
Cellar
4'8" x 16'4"
1.43 x 4.99 m
Living Room
17'10" x 15'11"
5.44 x 4.87 m
Floor -1
S
E
W
N
Floor 0
Limb
MOVING HOME
Approximate total area(1)
1168 ft²
108.6 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



Floor 1

Approximate total area(1)

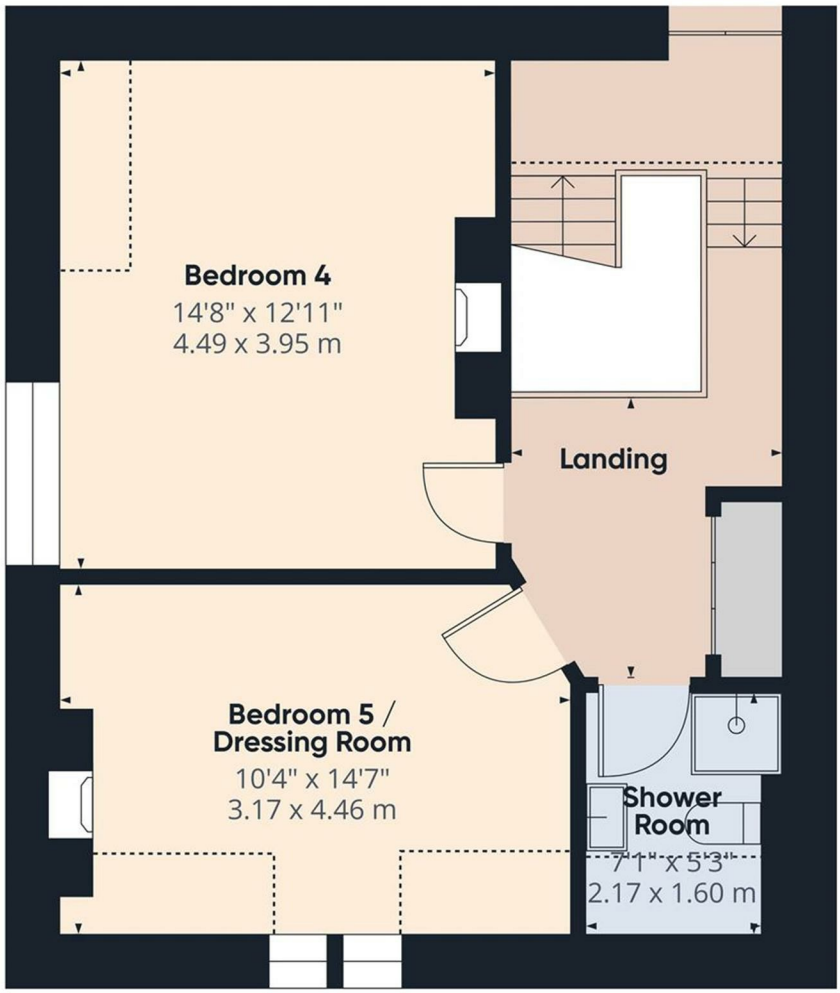
956 ft²

88.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2

Approximate total area(1)

481 ft²

44.7 m²

Reduced headroom

72 ft²

6.7 m²

(1) Excluding balconies and terraces

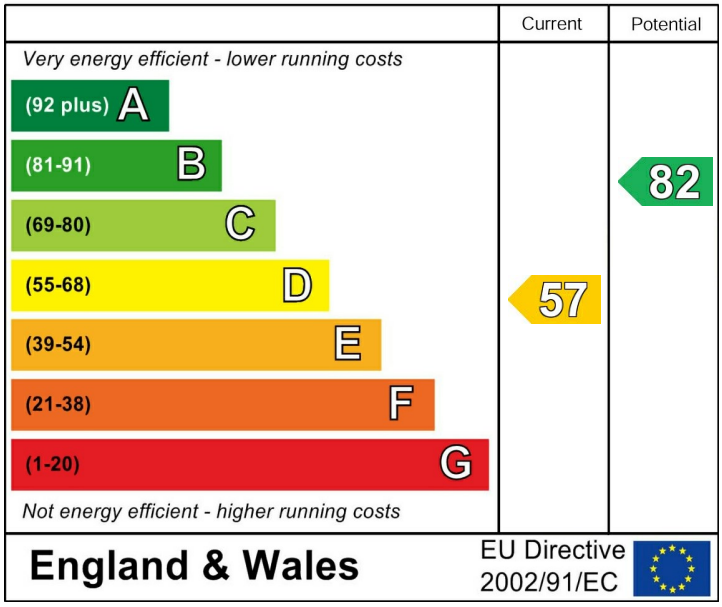
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

