



*2 Barkworth Way, Hessle, East Yorkshire, HU13 0FF*

 Impressive Detached House

 Ideal Family Accommodation

 Stunning Dining Kitchen

 Council Tax Band = F

 Four Beds/Two Baths

 Lovely Rear Garden

 Drive & Double Garage

 Freehold / EPC = B

**£409,950**

## INTRODUCTION

This substantial four-bedroom detached home represents an excellent opportunity for families seeking a move-in-ready property in a popular residential setting. Occupying a prominent corner position, the property is framed by a neat garden border and shrubbery extending to the front and side. Practicality meets style throughout the interior, from the modern cloaks/W.C. to the cohesive tiled flooring that links the spacious hallway to the expansive kitchen and utility spaces. The layout is perfectly balanced for family life, featuring two distinct reception rooms including an attractive lounge with doors opening directly to the garden.

The upper level continues the theme of space and quality, with four well-proportioned bedrooms providing ample accommodation. The principal bedroom is well-equipped with integrated wardrobes and private en-suite facilities, while the family bathroom features both a bath and a separate shower.

A major highlight is the private south-westerly rear garden, which is mainly laid to lawn with a patio area positioned to take advantage of the afternoon and evening sun. A double garage and driveway provide extensive parking and storage, completing this comprehensive executive home.

## LOCATION

Barkworth Way forms part of the Tranby Fields Development off Jenny Brough Lane, Hessle.

### Historic Charm Meets Contemporary Riverside Living

Hessle is a vibrant and historic town situated on the north bank of the Humber, famed for its iconic views of the Humber Bridge. It offers an exceptional quality of life, celebrated for its unique character, bustling town square, and the picturesque Hessle Foreshore. Positioned alongside the prestigious villages of North Ferriby and Anlaby, Hessle provides a perfect blend of a close-knit community atmosphere and the sophisticated amenities of a thriving suburban hub.

Residents benefit from a thoughtfully developed local infrastructure that places a diverse range of amenities right on the doorstep. The heart of the town, centered around "The Weir" and the Square, is home to an eclectic mix of independent boutiques, popular cafés, and traditional pubs. For broader shopping needs, the nearby Sainsbury's superstore and retail parks are easily accessible, while the Country Park and Foreshore offer vast green spaces 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 the M62 corridor, while the Humber Bridge provides a direct link to North Lincolnshire and the South.

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 Way begins its trail here, offering stunning scenery and peaceful walking routes through rolling landscapes. Additionally, the East Yorkshire coast is within easy reach, allowing residents to enjoy the dramatic cliffs of Flamborough or the sandy shores of Bridlington. This blend of historic town living and natural beauty truly encapsulates the best of East Yorkshire life.



## ACCOMMODATION

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

Residential entrance door to:

### ENTRANCE HALLWAY

Spacious and welcoming with tiled floor, coat cupboard and staircase leading up to the first floor.



## DINING KITCHEN

A stunning space with tiled floor, bay window to the front and double doors leading out to the rear garden.

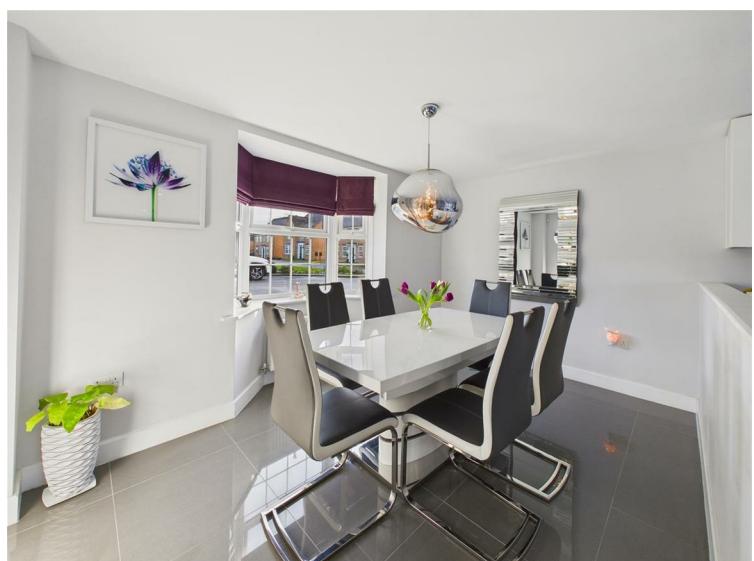


## KITCHEN AREA

Having an extensive range of high gloss base and wall units with contrasting worktops and matching central island with breakfast bar. There is a one and a half bowl sink and drainer with feature mixer tap plus integrated appliances including a double oven, six ring gas hob with extractor above, fridge/freezer and dishwasher.



## DINING AREA



## UTILITY ROOM

With fitted units, plumbing for a washing machine and space for dryer. Tiled floor and external access door to rear.



## LOUNGE

Light and airy room with windows to two elevations and French doors leading out to the rear garden.



## SITTING ROOM/SNUG

Window to front.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Tiled floor and window to side.



## FIRST FLOOR

### LANDING

With cylinder cupboard and loft access hatch.

## BEDROOM 1

Spacious room with fitted wardrobes and windows to two elevations.



### EN-SUITE SHOWER ROOM

With stylish suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor, heated towel rail, inset spot lights and window to rear.



### BEDROOM 2

With built in cupboard/wardrobe and windows to front and side elevations.



### BEDROOM 3

Window to the front elevation.



### BEDROOM 4

Window to rear.



## BATHROOM

With four piece suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Tiled floor, heated towel rail and window to the front elevation.



## OUTSIDE

The lovely south-westerly rear garden offers much privacy and is mainly laid to lawn with a patio area positioned to take advantage of the afternoon and evening sun. A double garage and driveway provide excellent parking and storage.



## DOUBLE GARAGE & DRIVE



## MAINTENANCE CHARGE

There is a monthly charge for the maintenance of the open green spaces on the development. This is currently £22.25 a month.

## HEATING

The property has the benefit of gas fired central heating.

## GLAZING

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

## AGENTS NOTE

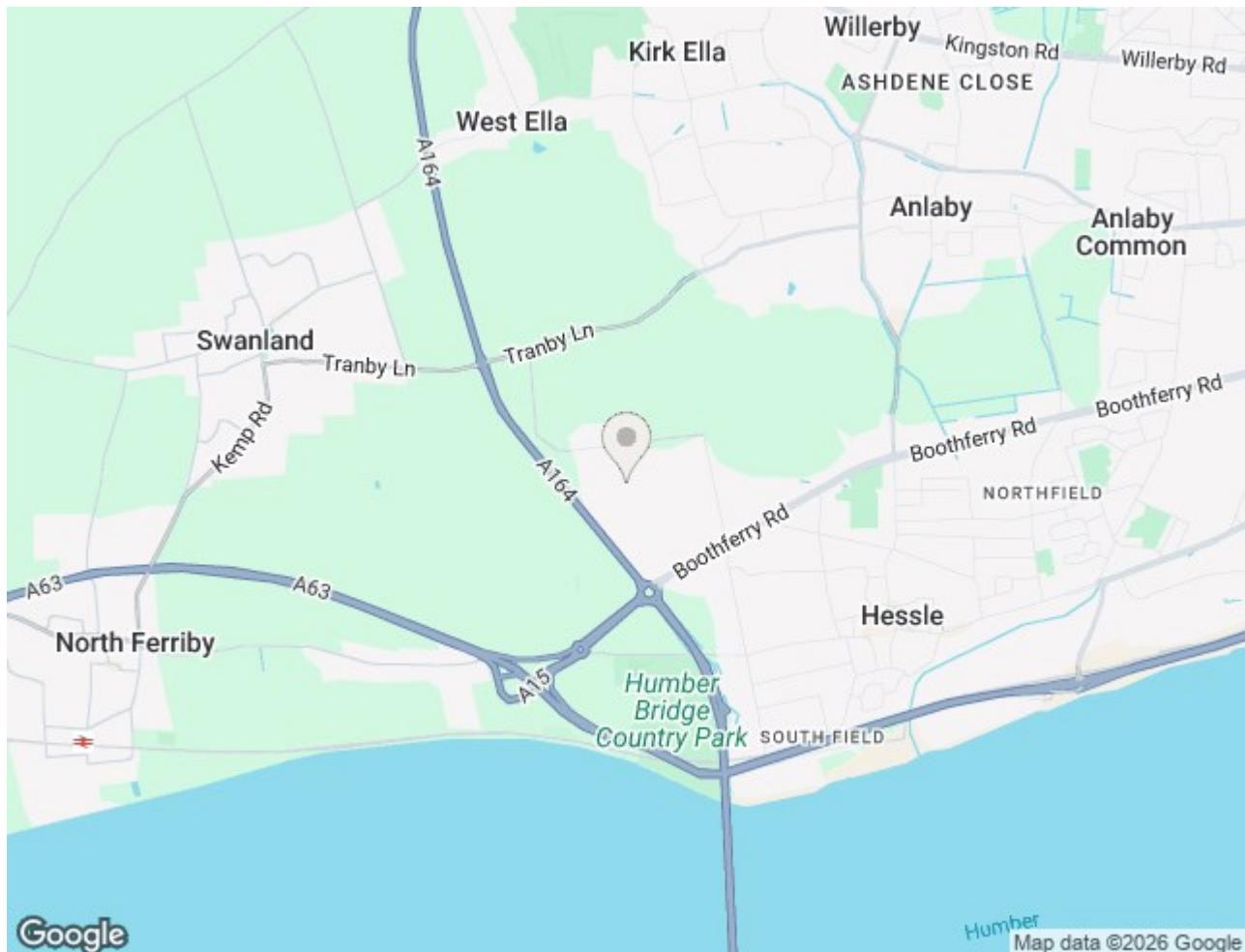
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## PHOTOGRAPH DISCLAIMER

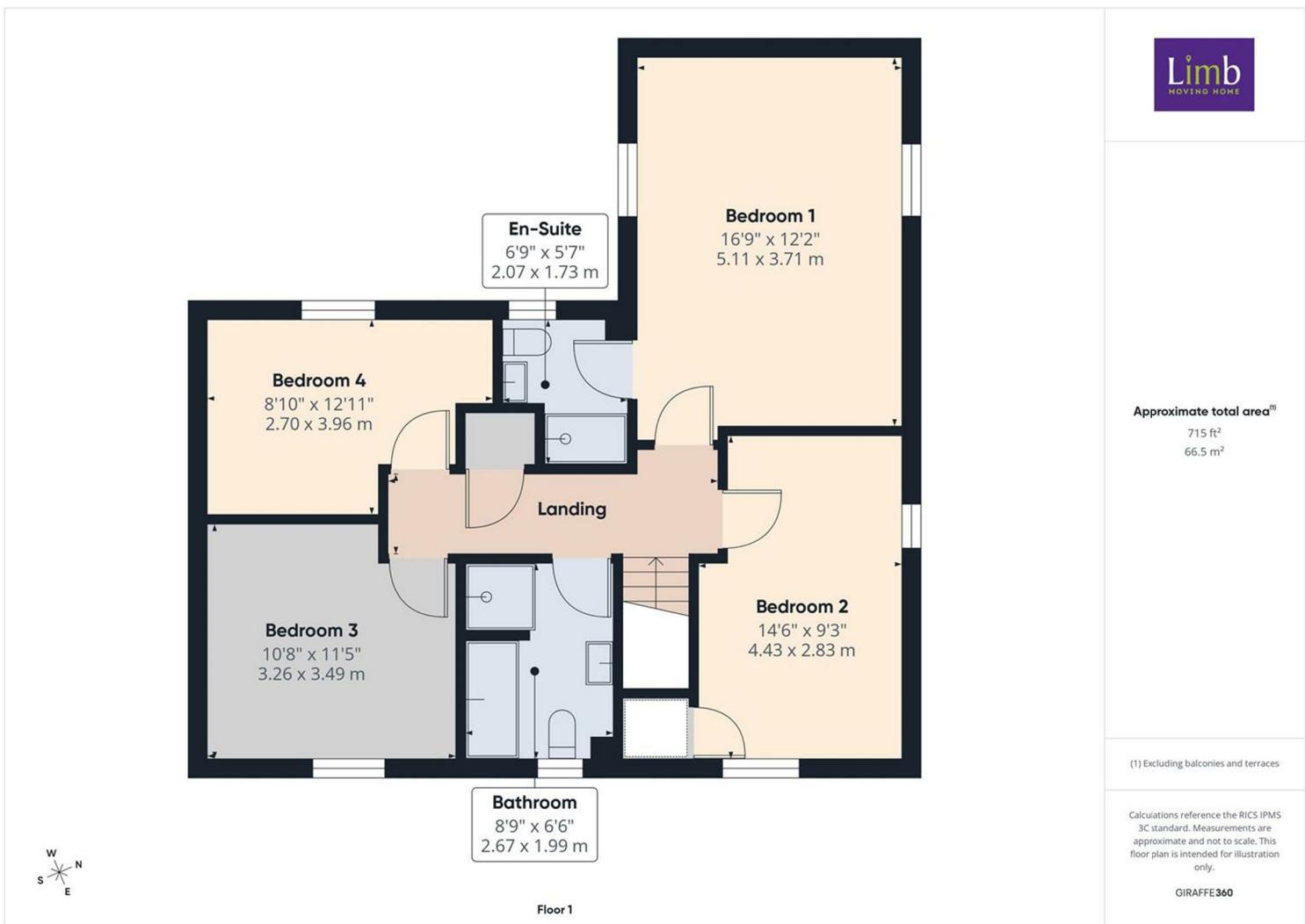
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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.







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	