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**Limb**  
MOVING HOME



*1 Langthorpe Close, Hessle, East Yorkshire, HU13 0FJ*

- 📍 Stunning Detached House
- 📍 Ideal for a Family
- 📍 5 Beds/3 Baths
- 📍 Council Tax Band = F
- 📍 Striking Dining Kitchen
- 📍 Part Walled Garden
- 📍 Popular Development
- 📍 Freehold/EPC = B

*Offers Over £400,000*



## INTRODUCTION

This stunning double fronted detached house is ideal for the growing family with its 5 bedrooms and 3 baths/shower rooms. Forming part of a popular development and with an attractive aspect across open space, this well presented property must be viewed. The accommodation is depicted on the attached floorplan and briefly comprises a central hallway, cloaks/W.C., lounge with bay window and a fabulous living/dining kitchen with a deep bay window and double doors opening out to the garden. There is also a utility room. Upon the first floor are three good sized bedrooms including the principal complete with en-suite shower room. There is also a house bathroom. Upon the upper floor lie two further bedrooms served by a shower room. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. The property occupies a corner style plot and to the rear has good parking with a driveway and a single garage. The garden is part walled and has been set out for ease of maintenance with patio and artificial grass. In all a lovely home in what is a very popular location.

## LOCATION

Langthorpe Close is situated off Broad Avenue which forms part of the David Wilson Homes "Tranby Fields" development off Jenny Brough Lane 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, bank, 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

Residential entrance door to:

### ENTRANCE HALL

With stairs to first floor off. Cloaks cupboard to corner.



## CLOAKS/W.C.

With low level W.C. and wash hand basin.



## LOUNGE

21'0" x 11'10" approx (6.40m x 3.61m approx)

With window to front and bay window to side, overlooking the green open space.



## LIVING/DINING KITCHEN

21'0" x 12'4" approx (6.40m x 3.76m approx)

Plus deep bay window to the rear garden with central doors opening out. This super room can be configured in a number of ways. The kitchen has a range of contemporary fitted units and peninsular complimented by an AEG double oven, 6 ring gas hob with extractor hood above and stainless steel bac, dishwasher, fridge freezer and a sink and drainer with mixer tap.





## UTILITY ROOM

6'0" x 5'8" approx (1.83m x 1.73m approx)

With fitted units, plumbing for automatic washing, external access door to rear.

## FIRST FLOOR



## LANDING

With windows to both elevations and a further staircase to the second floor.



## BEDROOM 1

12'6" x 11'9" approx (3.81m x 3.58m approx)  
With windows to front and side elevations. Fitted wardrobes running to one wall.



## EN-SUITE SHOWER ROOM

With shower cubicle, wash hand basin and W.C., tiled surround.



## BEDROOM 2

12'4" x 12'3" approx (3.76m x 3.73m approx)  
Window to front elevation.



## BEDROOM 3

12'4" x 8'6" approx (3.76m x 2.59m approx)  
Window to side elevation.



## BATHROOM



## SECOND FLOOR

## LANDING

A spacious landing with Velux style window.



## BEDROOM 4

16'1" x 15'5" approx (4.90m x 4.70m approx)  
Window to front, Velux window to rear.



## BEDROOM 5

11'10" x 9'7" approx (3.61m x 2.92m approx)  
Window to front elevation.





## SHOWER ROOM

With low level W.C., wash hand basin and shower cubicle.



## OUTSIDE

The property occupies a corner style plot and to the rear has good parking with a driveway and a single garage. The garden is part walled and has been set out for ease of maintenance with patio and artificial grass.



## 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 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

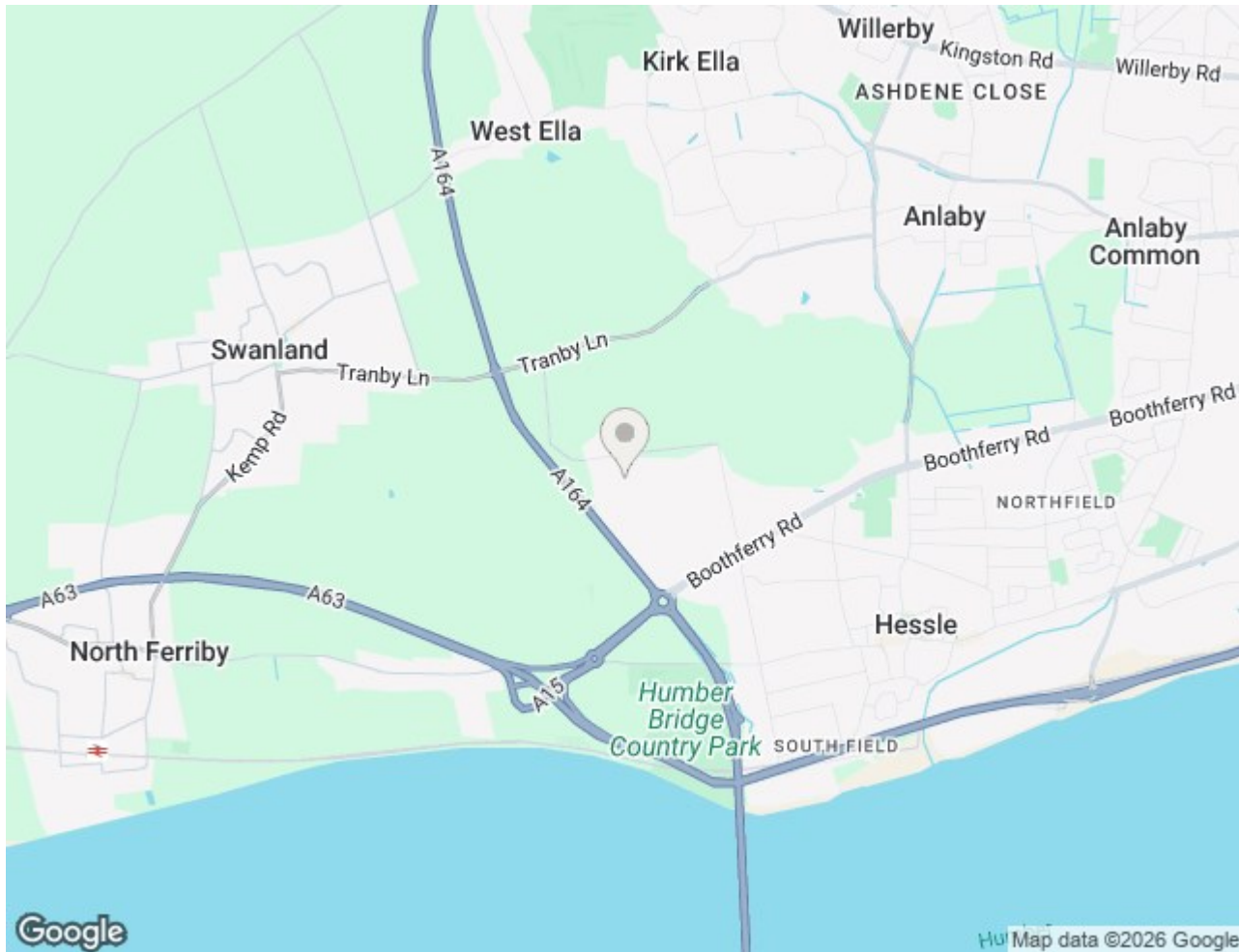
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

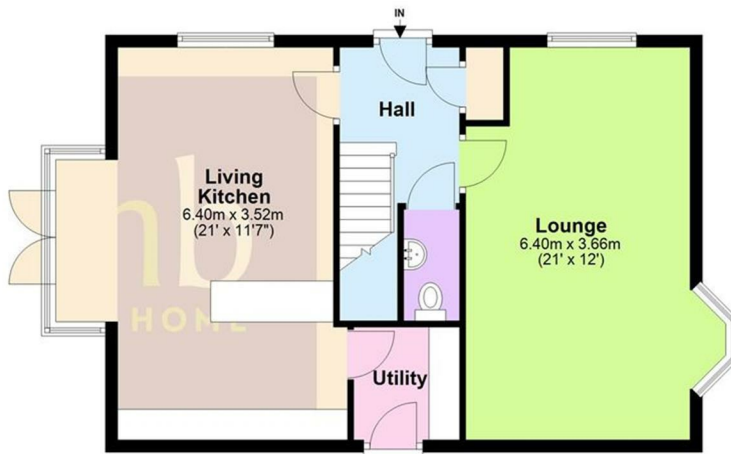
## VALUATION SERVICE

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.





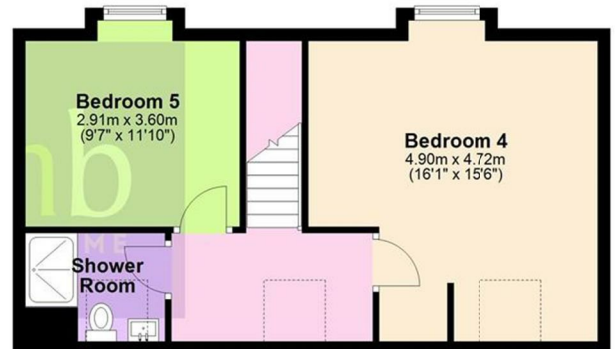
**Ground Floor**  
Approx. 61.2 sq. metres (659.2 sq. feet)



**First Floor**  
Approx. 59.1 sq. metres (636.3 sq. feet)




**Second Floor**  
Approx. 46.9 sq. metres (504.4 sq. feet)



Total area: approx. 167.2 sq. metres (1799.8 sq. feet)  
**1 Langthorpe Close**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	