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**Limb**  
MOVING HOME



*2 Lawton Walk, Hessle, East Yorkshire, HU13 0FP*

📍 Immaculately Presented

📍 3 Bedrooms

📍 South Facing Garden

📍 Council Tax Band = D

📍 Great Location

📍 Detached House

📍 Off-Street Parking & Garage

📍 Freehold / EPC = B

**£315,000**

## INTRODUCTION

This beautifully presented double fronted detached house by Messrs David Wilson Homes, enjoys an extremely attractive setting on one of the development's most stand-out plots. The property, situated on the fringe of the development benefits from a footpath and greenery to the front and a south facing garden to the rear. Carefully looked after by it's current owners, who bought the property from new, the home is now ready to welcome it's future custodians.

The accommodation briefly comprises an entrance hall, cloaks/W.C., twin aspect lounge, stunning dining kitchen and utility room. Upon the first floor are three double bedrooms, an en-suite shower room to bedroom 1 and a bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. The property can be approached on foot from a path to the front which is shielded from Jenny Brough Lane by lawn and mature shrubbery. To the rear lies a driveway which provides access to the large garage (approx. 21'0" x 10'10") and there is an enclosed garden with patio, lawn and a decked area to the corner.

In all, a lovely modern home of which early viewing is strongly recommended.

## LOCATION

The property is located on Lawton Walk, a pedestrian promenade between Greenfield Avenue and Broad Avenue on the recently built David Wilson development off Jenny Brough Lane in Hessle. 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 independent boutiques, popular cafés, 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 HALL

Stairs to first floor and W.C. access.

## KITCHEN/DINER

With an array of stylish fittings and contemporary feel throughout, the kitchen area presents fitted units and worksurfaces with a central breakfast peninsula. The space benefits from an array of integrated appliances including double oven, fridge-freezer, dishwasher and drinks cooler. There is a four-ring gas hob with extractor unit above and a tiled splashback which extends throughout and a sink & drainer sits beneath the window to rear. The dining area provides comfortable room for a dining table near a window to the front which also benefit from fitted shutter blinds. A door from the kitchen opens into the utility.



## KITCHEN AREA



## DINING AREA



## LOUNGE

French doors to the rear patio, Wainscot panelling and window to front with fitted shutter blinds.



## UTILITY

Fitted worksurfaces and cupboard space, plumbing for a washing machine and space for dryer. Understairs storage cupboard access and door to the rear patio.



## CLOAKS/W.C.

Comprising low-flush W.C. and wash-hand basin.



## FIRST FLOOR

## LANDING

Storage cupboard to corner and window to the rear elevation.



## BEDROOM 1

With fitted, sliding wardrobes to entrance corner and window to the front elevation.



## EN-SUITE SHOWER ROOM

With a shower enclosure, low-flush W.C. beneath window to the front elevation and wash-hand basin. Tiled flooring and surround.



## BEDROOM 2

Window to the front elevation and storage cupboard access.



## BEDROOM 3

With a fitted dresser/desk & drawer unit and window to the rear elevation.



## BATHROOM

With a tiled floor and surround throughout, comprising bath, low-flush W.C., wash-hand basin and window to the rear elevation.



## OUTSIDE

The property can be approached on foot from a path to the front which is shielded from Jenny Brough Lane by lawn and mature shrubbery. To the rear lies there is an enclosed, south-facing garden with patio, lawn and a decked area to the corner. There is also a driveway which provides two off-street parking spaces and access to the large garage (approx. 21'0" x 10'10").



## GARAGE



## REAR VIEW



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of 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 D. 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. AI may have also been used to enhance photography.

## *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.







