

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



Olivers Lodge, 10 Heads Lane, Hessle, East Yorkshire, HU13 0JT

- 📍 Outstanding Bespoke House
- 📍 Contemporary Living
- 📍 5 Bedrooms
- 📍 Council Tax Band = G

- 📍 Fabulous Living Space
- 📍 High Attractive Specification
- 📍 Basement Garage + Games Room
- 📍 Freehold/EPC = C

£775,000

INTRODUCTION

This outstanding bespoke detached house provides contemporary living at its very best in a highly desirable location. Oliver's Lodge stands proudly on Heads Lane with its gated entrance and wall with railings to its perimeter, it creates a stunning first impression. A high specification is evident throughout including underfloor heating to the ground floor, oak doors, Siemens kitchen appliances, four fitted bedrooms and so much more. Ideal for a family, the fabulous living space includes a beautiful lounge, fitted study, day room/en-suite bedroom, with the hub of the housing being an amazing open plan living/dining zone linking through to an extensively fitted kitchen. Practicalities are covered by a large utility room and cloaks/W.C.. Upstairs are four fitted double bedrooms with the principal also benefitting from a "walk in" dressing room and stylish en-suite. The property occupies a sloping site and the lower ground floor has a games room and large detached double garage accessed by a driveway to the side. To the rear, there are areas to relax and enjoy including an extensive paved and decked terrace which looks over the garden, with steps leading down to the artificial lawn having mature borders providing seclusion and a treehouse to one corner.



LOCATION

This established and leafy location is extremely popular and well placed for Hesse's excellent range of shops and amenities. The property is also well situated for commuting with convenient access to the Humber Bridge, Clive Sullivan Way and the A63/M62 motorway network. Hesse 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 Hesse Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hesse All Saints Church of England and Hesse Penshurst. Secondary schooling is at Hesse High School. Hesse 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 HALLWAY

A simply stunning entrance hallway with Amtico flooring and staircase leading up to the first floor with oak and glass balustrade. Stone faced feature wall. Sliding oak framed doors open to the living room.



LOUNGE

An elegantly proportioned room having as its focal point, a beautiful limestone fire surround housing a contemporary log burner upon a marble hearth. Stone faced feature walls to each side of the chimney breast. Bay window to front, window to side and double doors leading out to the rear terrace.



CLOAKS/W.C.

With low level W.C., wash hand basin, fitted cupboards housing the underfloor heating manifolds. Tiled floor.



DAY ROOM/BEDROOM

With fitted cupboards/wardrobes, two windows to side elevation, wall mounted TV point.



EN-SUITE SHOWER ROOM

With corner shower cubicle, concealed flush W.C. and wash hand basin with cabinet, tiling to the walls and floor.



STUDY

Extensively fitted with cupboards drawers and desking. Windows to front and side elevation of the room.



DAY/LIVING ROOM

A superb open plan space linking through to the kitchen with plenty of space for dining and settees etc.. Bi fold doors open to the side elevation allowing access out to the paved terrace and double doors to the rear open out to the decked balcony. There is a media wall with wall mounted TV, antico flooring which leads through into the kitchen.

KITCHEN

Having an extensive range of high gloss fronted units and worksurfaces. There is a Villeroy & Boch Belfast style double sink with Quooker instant hot water mixer tap, Siemens induction hob with extractor hood above, twin Siemens ovens and freestanding Samsung American style fridge freezer, Siemens dishwasher.





BALCONY



DINING AREA





UTILITY ROOM

Extensively fitted with cupboards and drawers. There is a ceramic sink with Hansgrohe mixer tap, plumbing for automatic washing machine, space for dryer, hanging rails, concealed Worcester gas fired central heating boiler, tiled floor, external access door to side.



STORAGE CUPBOARD

With shelving. Ideal place for vacuum, ironing board etc..

GARAGE

29'11" x 16'10" approx (9.12m x 5.13m approx)

A particularly large garage with automated up and over entrance door. There is a Belfast sink to one corner, access door out to the rear garden and an internal door from the games room.

GAMES ROOM

Measuring approximately 29'10" x 15'9". A great space for leisure and complete with a full sized snooker table with lighting above.



W.C.

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

FIRST FLOOR

LANDING

A spacious landing with window to rear elevation. Access to roof void. There is also a large "walk in" airing cupboard housing the pressurised water cylinder and shelving for linen etc..

BEDROOM 1

Having plenty of wardrobing space with both fitted wardrobes and a large wardrobe having sliding mirrored fronts. Window to rear elevation. Double doors open to a "walk in" dressing room.



EN-SUITE SHOWER ROOM

A stylish suite comprising concealed flush Villeroy & Boch W.C. and matching wash hand basin with Hansgrohe mixer tap over. "Walk in" shower area with glazed partition, rainhead and handheld shower system, contemporary tiling to walls and floor, heated towel rail.



BEDROOM 2

With two windows overlooking the rear garden. Fitted with wardrobes having part mirrored sliding fronts, matching dressing table and drawers.



BEDROOM 3

With fitted wardrobes and drawers, window to front elevation, wall mounted TV point.



BEDROOM 4

Fitted wardrobes with sliding part mirrored fronts to one wall, matching dressing table and drawers, two windows to front elevation.



BATHROOM

A stylish suite comprising fitted furniture with concealed Villeroy & Boch W.C., designer wash hand basin with Hansgrohe mixer tap, Villeroy & Boch bath with Hansgrohe shower system above with rainhead and handheld shower, glazed partition. Contemporary tiling to walls and floor, heated towel rail.



OUTSIDE

The property has a frontage to Heads Lane with a brick and wrought iron surround. Vehicle and pedestrian access is actually gained via the block set "Lodge Gardens" cul-de-sac and a sliding automated wrought iron gate opens to the forecourt. Extensively block set, the forecourt provides turning space and parking for a number of vehicles. A full right of access is permitted into the cul-de-sac of Lodge Gardens where the access to the basement double garage is located. A remote up and over roller door provides access opening to the garage with measure approximately 29'11" x 16'10". As the property occupies a sloping site, the garden comprising an extensive decked and paved terrace accessible from the living accommodation to the rear. There is also a hot tub. Both concrete steps and a spiral staircase lead down to the bottom garden area with artificial grass and mature borders which providing much seclusion. There is also a treehouse located to one corner of the garden.





REAR VIEW



HEATING

Gas fired central heating being underfloor to the ground floor and radiators to the first floor.

GLAZING

The property has the benefit of uPVC framed 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 G. 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

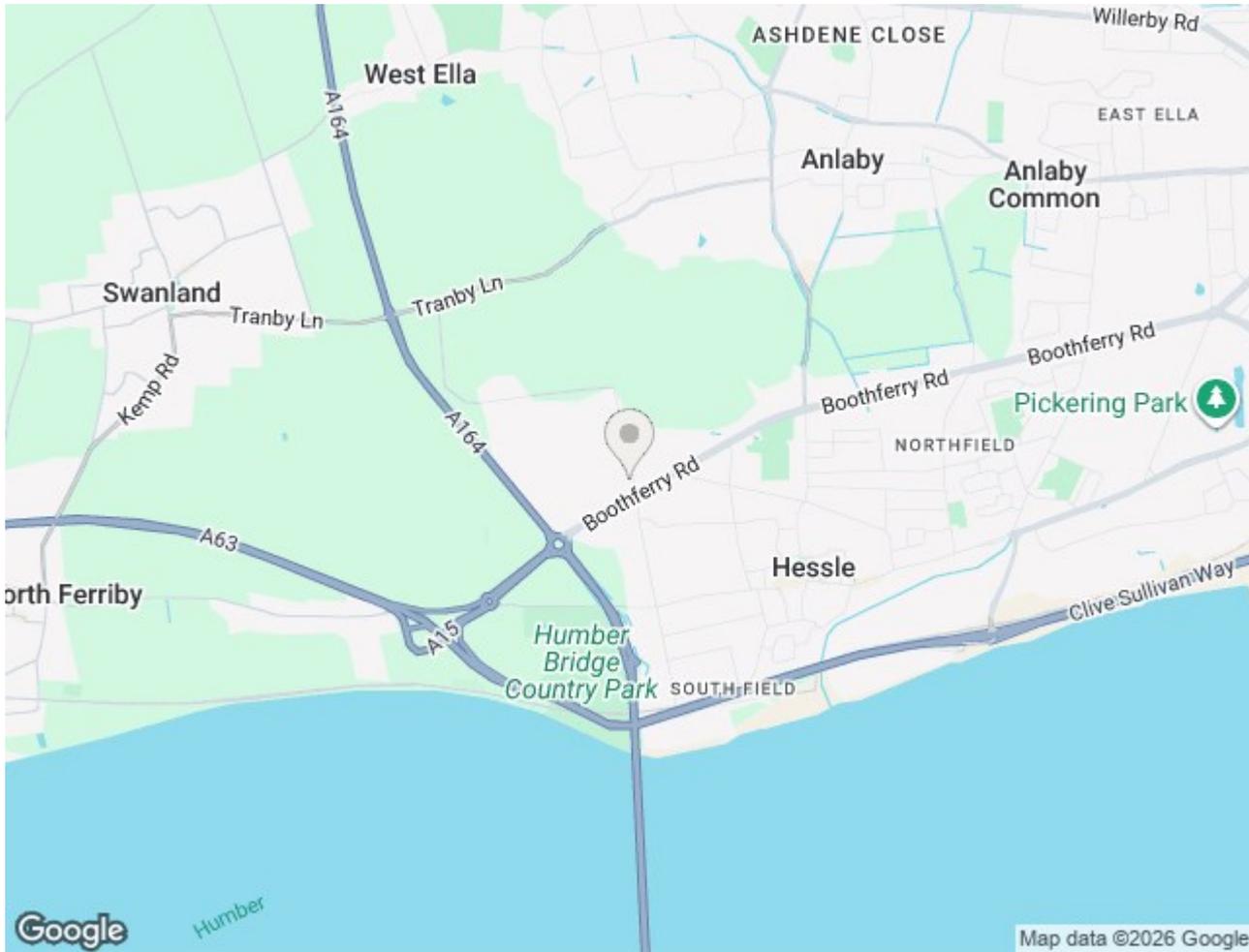
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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



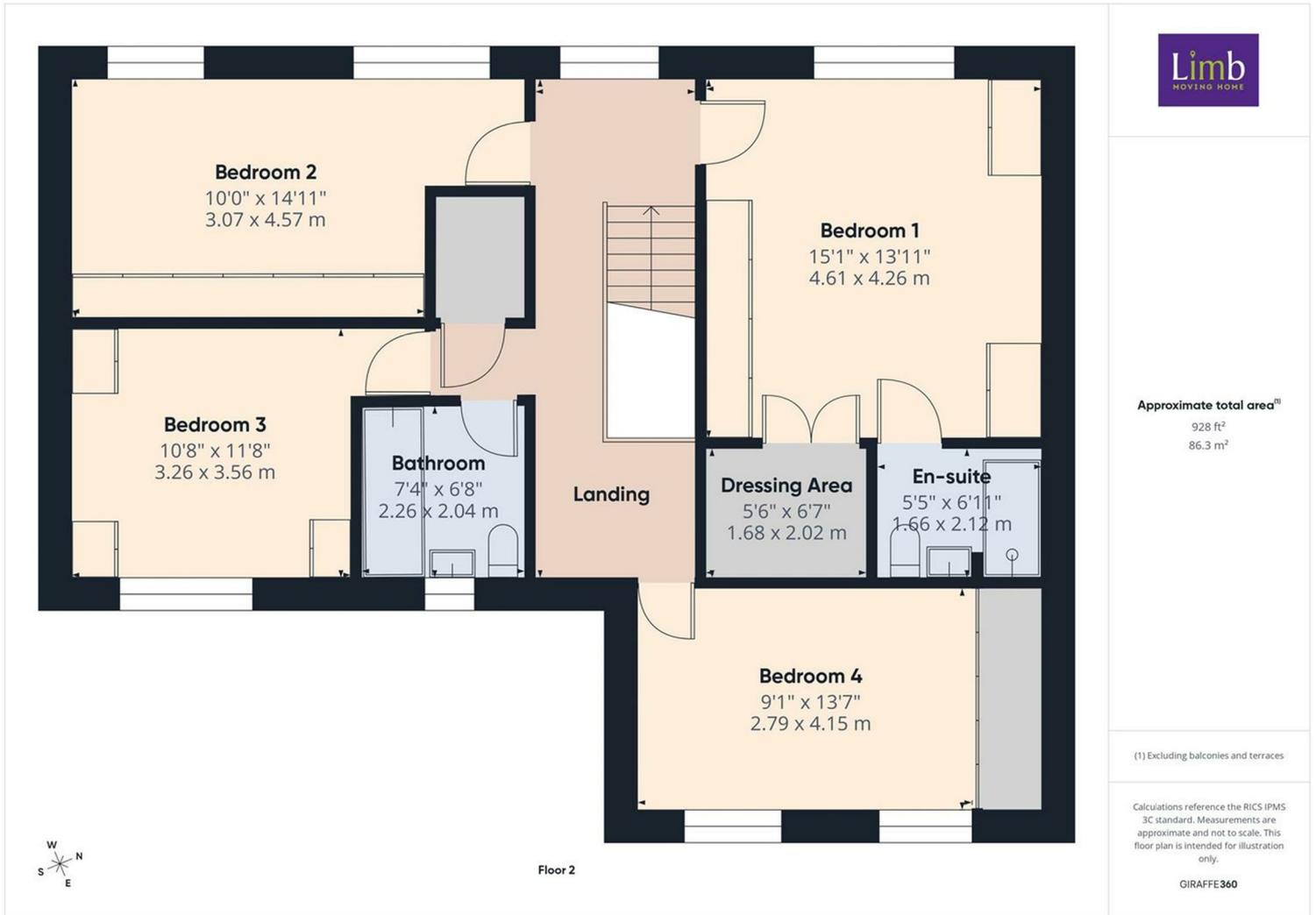


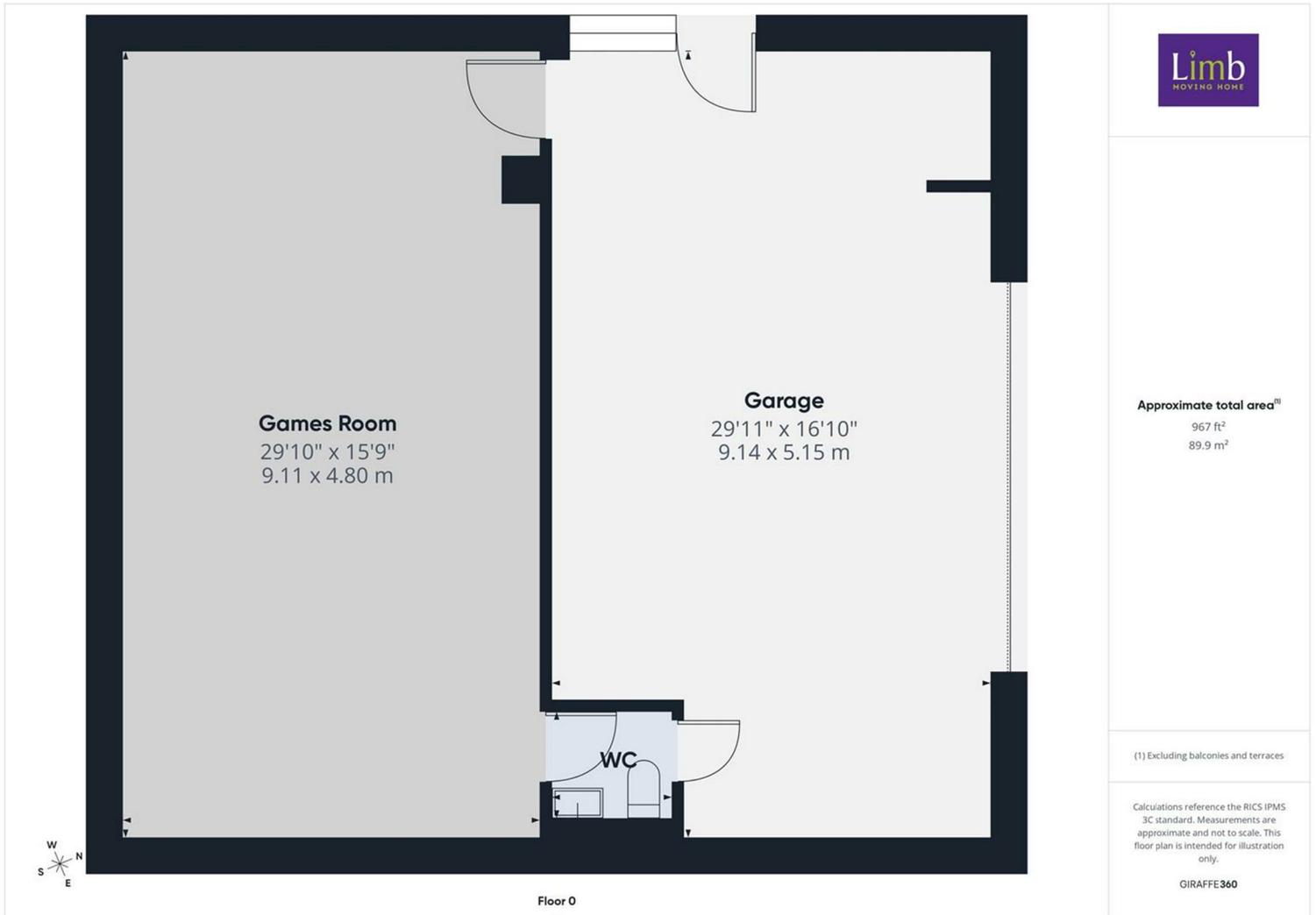
Approximate total area⁽¹⁾
1746 ft²
162.2 m²

(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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	