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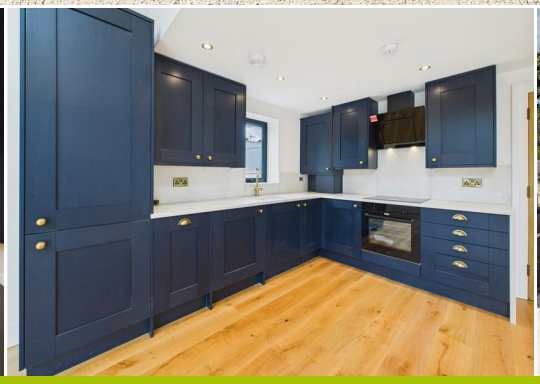
Limb
MOVING HOME



Apartment 6, 40 Southfield, Hessle, East Yorkshire, HU13 0EU

- Luxury Apartment
- Contemporary Styling
- First Floor + Mezzanine
- Council Tax Band = TBC
- 2 Bedrooms
- Private Balcony
- Exclusive Location
- Leasehold/EPC =

£280,000

APARTMENT 6

A simply stunning first floor apartment featuring a mezzanine with high vaulted ceiling and extensive glazing creating an amazing contemporary feel. The apartment has its own entrance to the western side elevation and forms part of the rear extension to the original building. The entrance lobby has a cloaks cupboard off and stairs lead up to the fabulous open plan living/dining/kitchen space with sliding doors opening out to the balcony. There is a double bedroom adjacent to a shower room. A staircase leads up into the vaulted ceiling complete with glazed gable providing a great view across the rear garden. The mezzanine is ideal as a further living area or indeed a bedroom.

KEY FEATURES

- Two bedrooms
- Shower room
- Open plan living/dining/kitchen
- Private terrace
- 2 x parking spaces
- Use of communal gardens

NAEA National Association of Estate Agents
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

THE DEVELOPMENT

This stunning conversion of a grand Victorian villa has created a fabulous range of six high quality apartments finished to an exacting specification and ready to move straight into. The original building had fallen into disrepair over the years and has been reborn with an outstanding renovation and extension to create a range of apartments that showcase many period features complimented by superb modern fittings creating a wonderful place to live in a simply beautiful setting. The apartments within the main building enjoy elegant proportions with high ceilings, detailed cornicing and many lovely touches whilst the two rear apartments (3 & 6) have a more contemporary feel and look straight over the rear garden. Each apartment has 2 x parking spaces and its own terrace or balcony in addition to the use of the communal rear garden (maintained under the service agreement). The apartments are located within the heart of the prestigious and leafy Southfield Conservation Area amongst many fine homes of distinction.

LOCATION

40 Southfield stands proudly along 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. Southfield is located within walking distance of the bustling centre of Hessle, with its superb range of shops and amenities including restaurants, cafes, bars, boutique shops, delicatessen, supermarket, newsagent, banking hub, chemist, gift shops, hair/beauty salons, health centre, takeaways and much more, all of which make Southfield a truly desirable place to live. Situated approximately 5 miles to the west of Hull City Centre, on the banks of the River Humber, Hessle benefits from excellent road and rail links with its own railway station, regular bus service and immediate access to the Clive Sullivan dual carriageway leading into Hull City Centre to the east or the national motorway network to the west. The iconic Humber Bridge is situated nearby providing east access to North Lincolnshire and Humberside airport. Public and private schooling for all ages are available locally in addition to many recreational facilities.

GENERAL SPECIFICATION

The properties have been completed to an exacting standard with a keen eye on quality and attention to detail. Features include:
- Fibre optic TV
- New timber sash double glazed and acoustic sash windows to the front facing apartments.
- Contemporary aluminium framed French doors and glazing also fitted. (Where appropriate)
- Individual gas fired central heating system via a Worcester Bosch combination boiler (10 year guarantee)
- Fully restored original features in the original building.
- Classic style antique brass radiators
- Antique brass fittings and sockets
- Kitchens with integrated appliances
- Granite work surfaces and upstands
- Fully tiled bathrooms with underfloor heating
- German Hansgrohe taps and showers
- Flooring included, combination of carpets and wood
- Stunning ceiling cornicing (excluding no.3 & no.6)
- Beautiful communal hallway and staircase
- Individual apartment alarms
- Auto gated front entrance with video intercom
- Entrance Video intercom
- 2 x car parking spaces per apartment
- Individual terrace or balcony per apartment
- Further communal lawned gardens
- Secure separate bin store and cycle racks.

ACCOMMODATION

APARTMENT 6

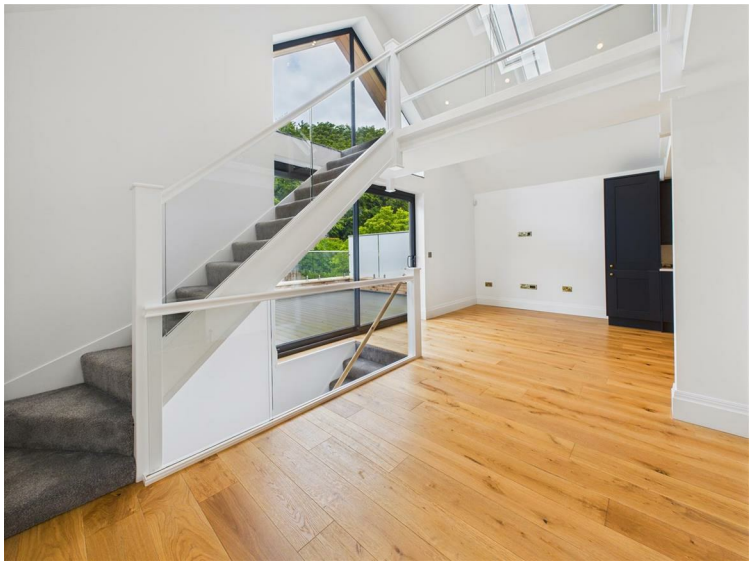
Accessed via its own private entrance to the western side of the building. Residential entrance door opens to:

ENTRANCE LOBBY

With stairs leading up to the first floor.

OPEN PLAN LIVING/DINING/KITCHEN AREA

A simply stunning contemporary space which provides an amazing view to the rear through sliding patio doors which open out to a private decked terrace overlooking the rear garden The kitchen is fitted with a stunning range of high spec units with quartz work surfaces. There is an undercounter one and a half copper sink with a professional style mixer tap. Integrated appliances include a double oven, induction hob with extractor above, 60/40 fridge freezer, dishwasher and washer dryer. Concealed gas fired central heating boiler. With high ceiling having beautiful coving and ceiling rose. Glazing system to rear with double doors opening out to a terrace. The room provides plenty of space for dining suite and settees etc. and a further staircase leads up to the mezzanine floor.



BALCONY

VIEW FROM BALCONY

BEDROOM 1

With window to side elevation.

SHOWER ROOM

With low level W.C., circular Duravit wash hand basin on cabinet with mirror over, "walk in" shower area with glazed partition and rainhead and handheld shower system, fully tiled to walls and floor, heated towel rail.

MEZZANINE

A great space with a glazed gable overlooking the rear garden. A cosy area with sloping ceiling and inset Velux roof lights.

COMMUNAL GARDENS

REAR CAR PARK

TENURE

Leasehold - The lease term is to be 999 years with a share of the freehold.

CHARGES

A service charge of approximately £100 per month is applicable to include external maintenance/gardening/communal areas/ground rent and buildings insurance.

CONDITIONS OF SALE

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.

COUNCIL TAX BAND

As this property is part of a recent conversion, it has not yet been allocated a Council Tax band. We would recommend that any prospective purchaser make their own enquiries with the local authority to verify the eventual banding.

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, such as floor coverings, curtains and light fittings. 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:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 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
(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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
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

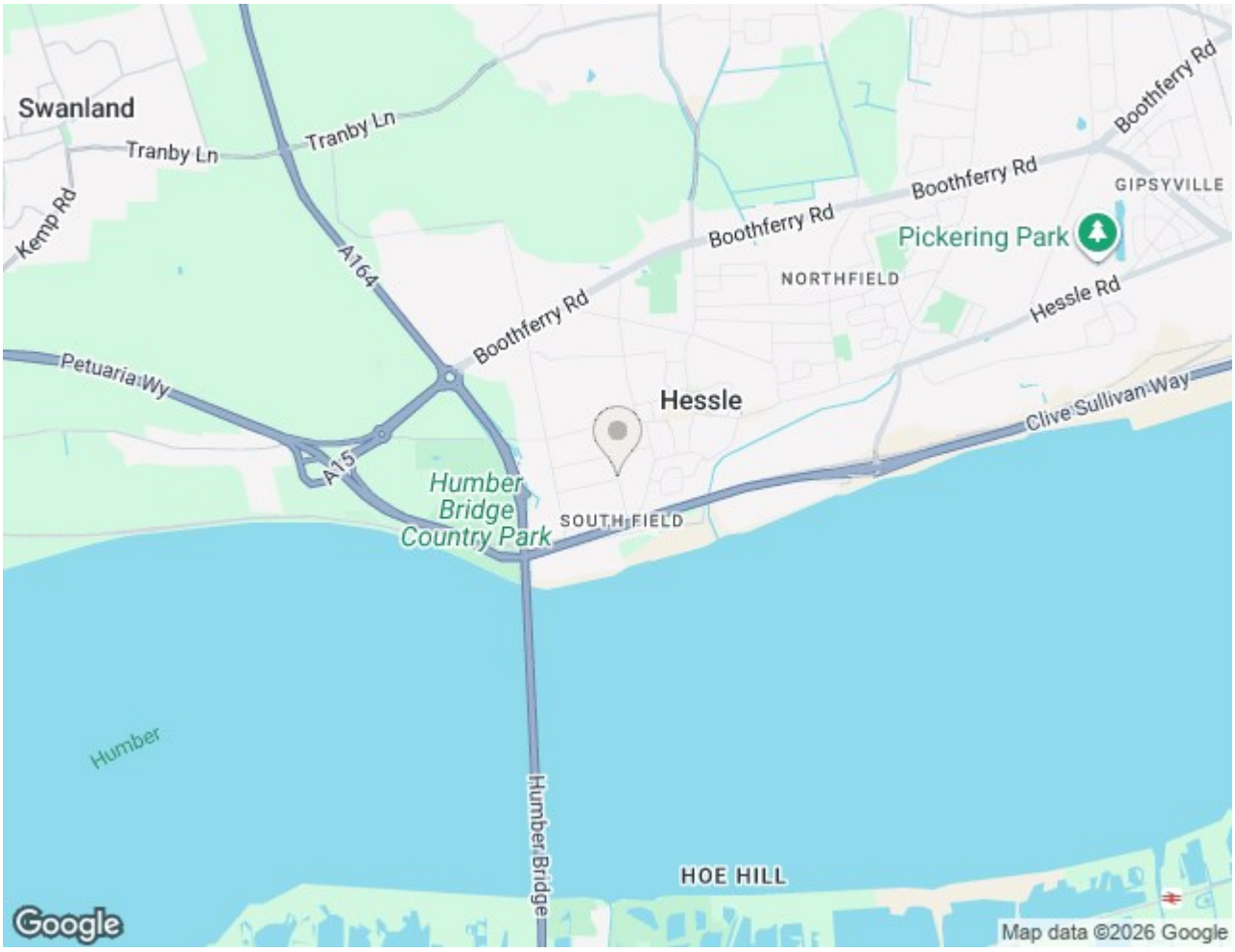
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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.



Approximate total area(1)
806 ft²

Balconies and terraces
312 ft²

Reduced headroom
96 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

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		
(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 CO2 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 CO2 emissions		

England & Wales EU Directive 2002/91/EC