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**Limb**  
MOVING HOME



*44 Broad Avenue, Hessle, East Yorkshire, HU13 0FG*

- 📍 Detached Family House
- 📍 4 Beds/2 Baths
- 📍 Spacious Lounge
- 📍 Council Tax Band = E

- 📍 Modern Dining Kitchen
- 📍 South Facing Rear Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = B

*Offers Over £350,000*

## INTRODUCTION

This immaculately presented detached house occupies a favoured position on its development, benefiting from a southerly aspect and a lovely woodland boundary to the rear. Providing an excellent range of accommodation, the interior features an entrance hall with herringbone style flooring continuing into the cloaks/W.C., dining kitchen, and utility room. A spacious lounge with a feature bay window is situated at the front. The first floor hosts four good sized bedrooms, two complete with fitted wardrobes, an en-suite shower room, and a family bathroom. To the front, a lawned garden includes sweet smelling Jasmine. A double width driveway provides parking leading to the integral single garage. The rear garden is predominantly lawned, fenced, and perfectly positioned to enjoy the southerly light.



## LOCATION

The property is situated along Broad Avenue which forms part of the new Tranby Fields Development off Jenny Brough Lane, Hessle. This location is set amongst fields between the villages of Hessle and Swanland. Hessle has the benefits of excellent facilities including its own selection of high street shops, restaurants and cafe bars, delicatessen and stylish boutiques together with the easily accessible transport links such as the Hessle railway station and local bus station. Hessle town centre also benefits from the Hessle community centre and library plus a broad range of medical facilities. There are numerous leisure activities nearby including cycle paths and country walks, Hessle lawn tennis club, Hessle RUFC, Hessle sporting club and Riverview bowls club. Local gyms together with Haltemprice leisure centre and swimming pool are just a short drive away and there are a number of excellent golf courses and sporting facilities. Excellent links to Hull city centre, just five miles to the east are available and immediate access is gained to the Humber bridge, ideal for travelling to North Lincolnshire and Humberside airport. Travelling in a westerly direction convenient access is available to the A63 which leads into the M62 motorway network. The successful Hesslewood Country Business Park and brand new Bridgehead Business Park development are both just a short distance away, along with the Priory Park office and retail complex.

## ACCOMMODATION

The accommodation and room sizes are depicted on the attached floorplan.

Residential entrance door to:

## ENTRANCE HALLWAY

With herringbone style flooring, storage cupboard and staircase leading up to the first floor.



## CLOAKS/W.C.

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



## LOUNGE

With bay window to the front elevation.



## DINING KITCHEN

Situated to the rear of the property with bay incorporating windows and French doors leading out to the southerly facing garden. The kitchen has a range of modern base and wall units incorporating a sink and drainer, double oven, five ring gas hob with extractor above, fridge/freezer and dishwasher. There is ample space for a dining table and chairs and herringbone style flooring runs through into the utility room.



## UTILITY ROOM

With fitted units, plumbing for a washing machine, cupboard with wall mounted gas central heating boiler and external access door to rear.



## FIRST FLOOR

### LANDING

With cylinder/storage cupboard.

## BEDROOM 1

With fitted wardrobes and windows to the front elevation with plantation shutters.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail and inset spot lights.



## BEDROOM 2

With fitted wardrobes and window to the front elevation with plantation shutters.





## BEDROOM 3

With window to the rear elevation with plantation shutters.



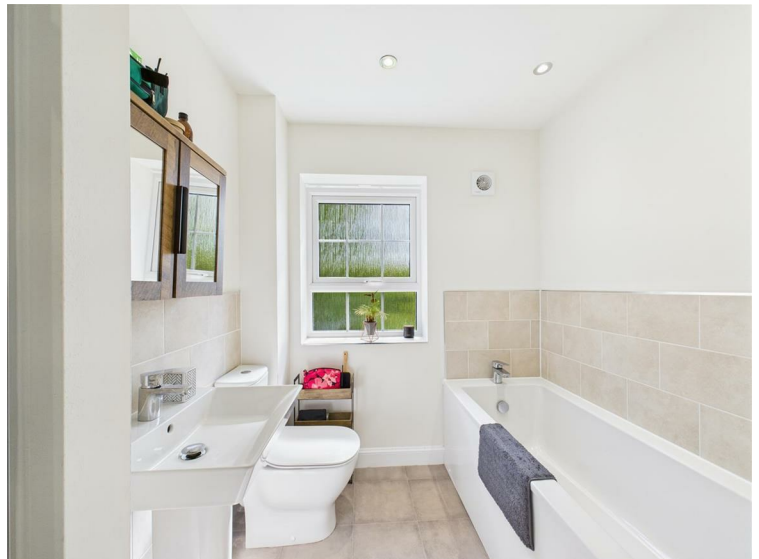
## BEDROOM 4

Window to the rear elevation with plantation shutters.



## BATHROOM

With four piece suite comprising a bath, shower enclosure, wash hand basin and low flush W..C. Heated towel rail and window to rear



## OUTSIDE

To the front, a lawned garden includes sweet smelling Jasmine. A double width driveway provides parking leading to the integral single garage. The rear garden is predominantly lawned, fenced, and perfectly positioned to enjoy the southerly light.



## REAR VIEW



## SERVICE CHARGES

There is a service charge for the upkeep of the estate grounds. We have been informed this is around £77 per annum.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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.

