

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



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

- 📍 Modern Detached House
- 📍 Stylish & Neutral Decor
- 📍 4 Beds / 2 Baths
- 📍 Council Tax Band = E

- 📍 Dining Kitchen & Utility
- 📍 South Facing Rear Garden
- 📍 Drive & Garage
- 📍 Freehold / EPC = B

*Offers Over £350,000*

## INTRODUCTION

This well-designed detached house, presented in a smart and neutral style, offers practical living for families. The ground floor features durable and attractive herringbone style flooring throughout the entrance hallway (with a handy storage cupboard), downstairs W.C., a spacious lounge with a bay window providing extra light and space, an open-plan kitchen complete with appliances, and a separate utility room. Upstairs, there are four good-sized bedrooms, ensuring everyone has their own space, along with an en-suite shower room to the main bedroom and a family bathroom with the convenience of a separate shower.

Outside, there's a front lawn and a double driveway leading to the integral garage. The rear garden benefits from a sunny southerly aspect and is mainly lawned with a patio for outdoor relaxation, all enclosed by fencing.

## 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 HALL

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



## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Herringbone style flooring.



## LOUNGE

With herringbone style flooring and bay window to the front elevation.



## OPEN PLAN KITCHEN

With herringbone style flooring and bay with French doors leading out to the rear garden. The kitchen enjoys a range of modern base and wall units with laminate worktops, sink and drainer with mixer tap, integrated appliances including a double oven, five ring gas hob with extractor above, integrated fridge/freezer and dishwasher.



## UTILITY

With fitted units, plumbing for a washing machine and external access door to rear.

## FIRST FLOOR

## LANDING

With cylinder/airing cupboard.

## BEDROOM 1

Windows to the front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C.



## BEDROOM 2

Window to the front elevation.



## BEDROOM 3

Window to the rear elevation.



## BEDROOM 4

Window to the rear elevation.



## BATHROOM

With suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Window to rear.



## *OUTSIDE*

Outside, there's a front lawn and a double driveway leading to the integral garage. The rear garden benefits from a sunny southerly aspect and is mainly lawned with a patio for outdoor relaxation, all enclosed by fencing.



## *HEATING*

The property has the benefit of gas fired 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 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. 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.







