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**Limb**  
MOVING HOME



*37 Barton Drive, Hessle, East Yorkshire, HU13 0HN*

- 📍 Semi-Detached Bungalow
- 📍 2 Fitted Bedrooms
- 📍 Modern Shower Room
- 📍 Council Tax Band = C
- 📍 Lounge/Diner
- 📍 Driveway & Garage
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

**£210,000**

## *INTRODUCTION*

This semi-detached bungalow, ideally located in a lovely cul-de-sac, is available with no onward chain. The property features gas central heating and uPVC double glazing throughout. The layout briefly comprises an entrance hall with coat cupboard, cloaks/W.C., a spacious lounge/diner, and a modern kitchen. An inner hall provides access to two bedrooms, both with fitted furniture, and a modern shower room with a walk-in shower. Outside, a gravelled front garden and a block-paved driveway offer ample parking and lead to the detached garage. The rear garden is designed for low maintenance, predominantly paved with a gravelled section and a garden shed.

## *LOCATION*

Barton Drive is a cul-de-sac situated off Elsham Rise which runs off Ferriby Road in Hessle. Hessle 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 Hessle Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hessle All Saints Church of England and Hessle Penshurst. Secondary schooling is at Hessle High School. Hessle 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*

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

Residential entrance door to:

### *ENTRANCE HALL*

With coated cupboard and door through to the lounge.

### *CLOAKS/W.C.*

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

## LOUNGE/DINER

With window to the front elevation and feature fire surround housing a living flame gas fire.



## KITCHEN

With modern base and wall units, laminate worktops, sink and drainer with mixer tap, double oven, four ring hob with filter hood above, integrated fridge, plumbing for a washing machine, inset spot lights, window and external access door to side.



## INNER HALL

With storage cupboard.

## BEDROOM 1

With fitted furniture including wardrobes, drawers and overhead storage. Window to rear.



## BEDROOM 2

With overhead storage and windows to rear.



## SHOWER ROOM

With modern suite comprising a walk in shower, vanity unit with wash hand basin plus cupboards and mirror above, low flush W.C. cylinder/airing cupboard, tiling to walls and floor, window to side.



## OUTSIDE

A gravelled front garden and a block-paved driveway offer ample parking and lead to the detached garage. The rear garden is designed for low maintenance, predominantly paved with a gravelled section and a garden shed.



## TENURE

Freehold

## COUNCIL TAX BAND

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





