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Limb
MOVING HOME

10 Needham Rise, Hessle, East Yorkshire, HU13 0QU

- No Onward Chain!
- 3 Bedrooms
- Spacious Lounge
- Council Tax Band = C
- Parking For 2 Cars
- Enclosed Rear Garden
- End Terrace Home
- Freehold / EPC = B

£215,000

INTRODUCTION

This modern three bedroom end terrace home offers an excellent opportunity for those seeking a well-planned and practical home, with the property available to purchase at 100% ownership. For buyers who may prefer an alternative route to purchase, it is also available through the Shared Ownership scheme, with shares available from 25%.

The well-planned accommodation comprises an entrance hallway, cloakroom/W.C., fitted kitchen and a spacious lounge with doors opening directly onto the rear garden. To the first floor are three bedrooms, with fitted wardrobes to bedrooms one and two, together with a family bathroom.

Outside, the property benefits from parking for two vehicles to the front, whilst the enclosed rear garden is laid mainly to lawn with a patio seating area, timber storage shed and bin store. With the flexibility of outright ownership or Shared Ownership, the property provides an attractive opportunity for a wide range of purchasers.

SHARED OWNERSHIP

The current asking price reflects a 100% share.

The property is available to purchase through Shared Ownership, with shares available from 25% up to 100% ownership, subject to eligibility and the relevant criteria.

Where less than 100% ownership is purchased, a monthly rent is payable on the remaining share together with a service charge.

Current monthly charges are:

- 25% ownership (£56,250) – Rent: £497.35 per month
- 50% ownership (£112,500) – Rent: £331.57 per month
- 75% ownership (£168,750) – Rent: £165.78 per month
- Service Charge – £49.09 per month

If the property is purchased at 100% ownership, no rent or service charge is payable to the housing association. Please note that a separate estate service charge may still apply to the development.

LOCATION

Needham Rise is situated off Newmarch Road which runs off Broad Avenue within this popular residential development. Hessle is a vibrant and historic small town situated on the north bank of the Humber, famed for the iconic Humber Bridge. It offers an exceptional quality of life, celebrated for its unique character, bustling town square and parades together with the picturesque Hessle Foreshore. This close-knit community atmosphere blends perfectly with the array of amenities making this an ideal place to live.

The heart of the town, centred around "The Weir" and the Square, is home to an eclectic mix of independent boutiques, popular cafés, and traditional pubs together with many well-known brands/names. For broader shopping needs, the nearby Sainsbury's superstore and retail parks are easily accessible, while the Country Park and Foreshore are a perfect place for walking, cycling, and leisure.

The town is served by well-regarded primary schools, including Hessle All Saints and Penshurst Primary. Hessle High School and Sixth Form College offers secondary education while the proximity to independent schools such as Tranby School and Hymers College ensure diverse educational opportunities for all ages.

Hessle provides superb regional connectivity, acting as a primary gateway for the region. The town features its own railway station with frequent services to Hull, Doncaster, and Sheffield, as well as easy connections to London. Strategically located along the A63, it offers immediate access to Hull and the M62 corridor, while the Humber Bridge provides a direct link to North Lincolnshire and beyond including Humberside Airport.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5 miles
- Beverley (Historic Market Town): Approx. 9 miles
- York: Approx. 38 miles
- Leeds: Approx. 55 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor.

CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to side.

KITCHEN

Having a range of base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer with mixer tap, oven and four ring gas hob with filter above. There is space for a fridge/freezer, plumbing for a washing machine and window to the front elevation.

LOUNGE

Spacious living room with useful understairs storage cupboard and French doors leading out to the rear garden.

FIRST FLOOR

LANDING

With window to side.

BEDROOM 1

With fitted wardrobes and window to the front elevation.

BEDROOM 2

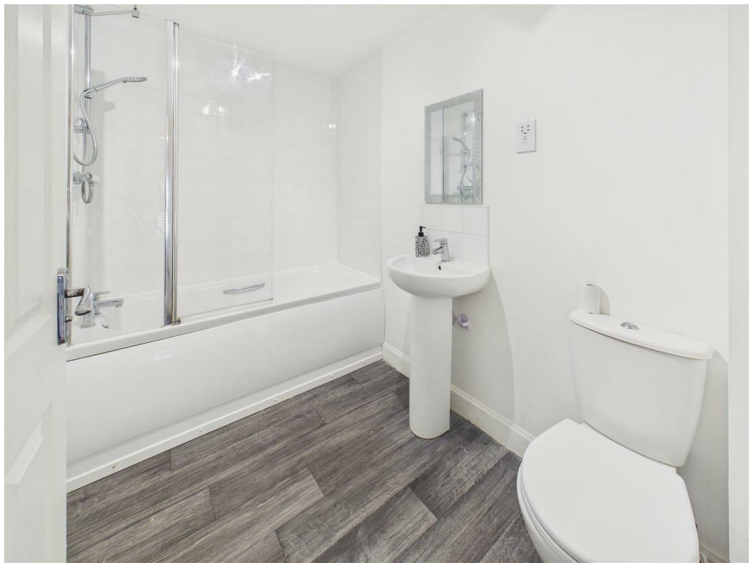
With fitted wardrobes and window to rear.

BEDROOM 3

Window to rear.

BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C.



OUTSIDE

There is parking for two cars to the front of the property. A gate leads to the side and the rear garden which is mainly lawned with a patio area, bin store and timber storage unit. Please note, the summerhouse is not included in the sale.

REAR VIEW

HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

Freehold.

SHARED OWNERSHIP ELIGIBILITY

You may be eligible to purchase this property through Shared Ownership if:

• Your household income is £80,000 per year
• You are unable to afford the deposit and mortgage payments required to purchase a home suitable for your needs on the open market.

In addition, one of the following must apply:

• You are a first-time buyer.
• You previously owned a home but can no longer afford to purchase one.
• You are forming a new household, for example following a relationship breakdown.
• You are an existing Shared Ownership homeowner looking to move.
• You currently own a home but cannot afford to purchase another property that meets your needs.

Please note that, for some Shared Ownership properties, you may also be required to demonstrate that you live in, work in, or have a local connection to the area.

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. 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

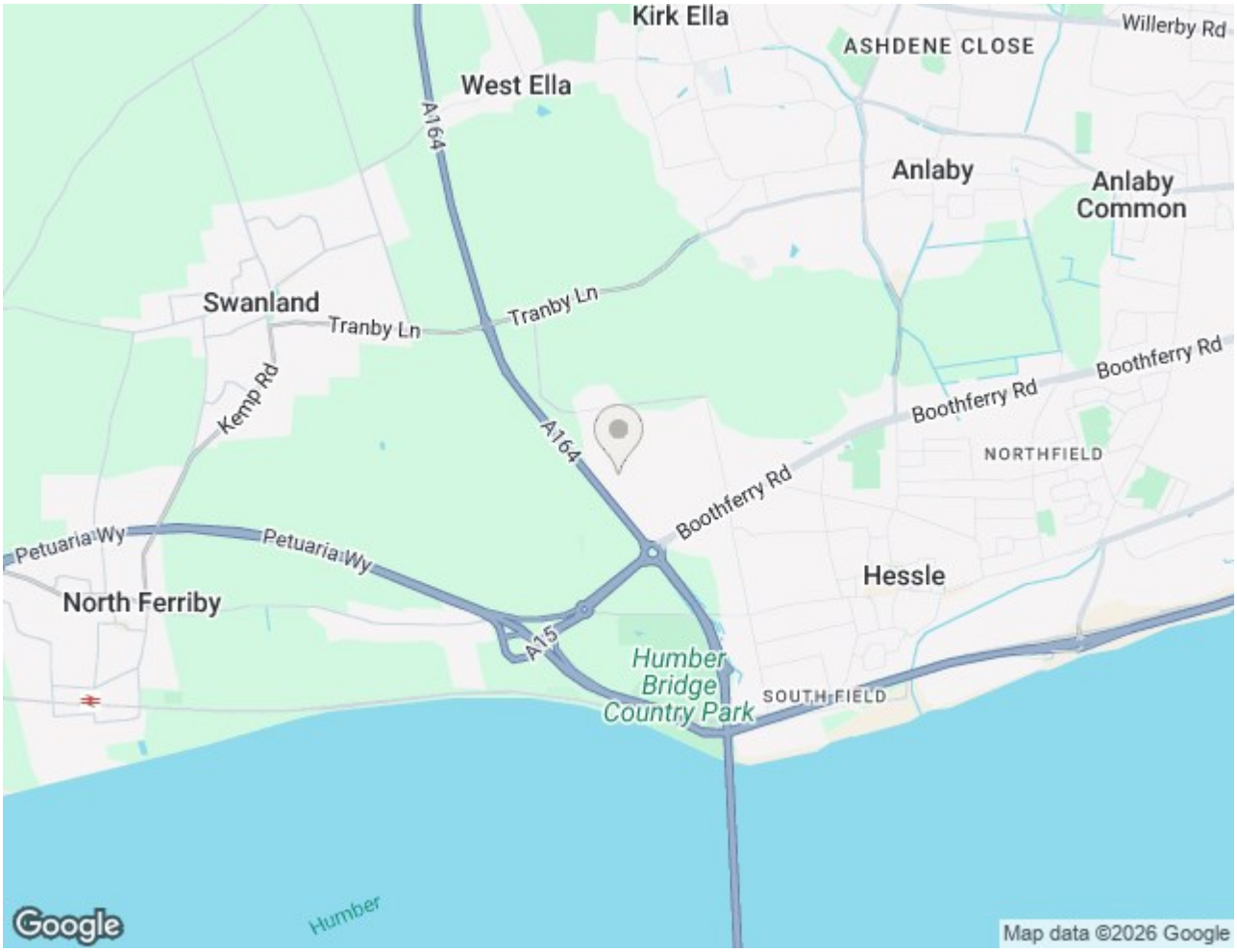
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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.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Boothferry Rd
A164
NORTHFIELD
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A15
Humber Bridge Country Park
SOUTHFIELD
Humber
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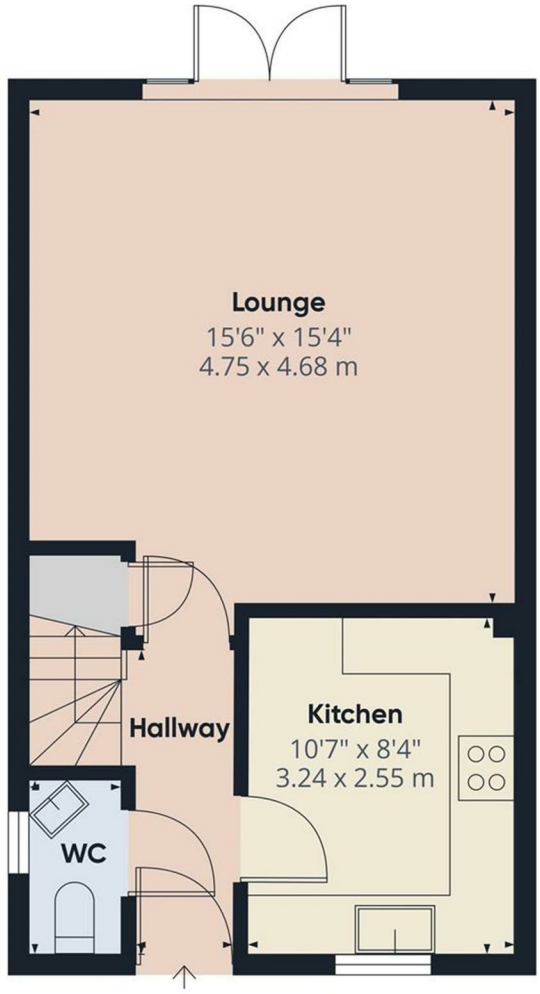


Floor 0

Approximate total area(1)

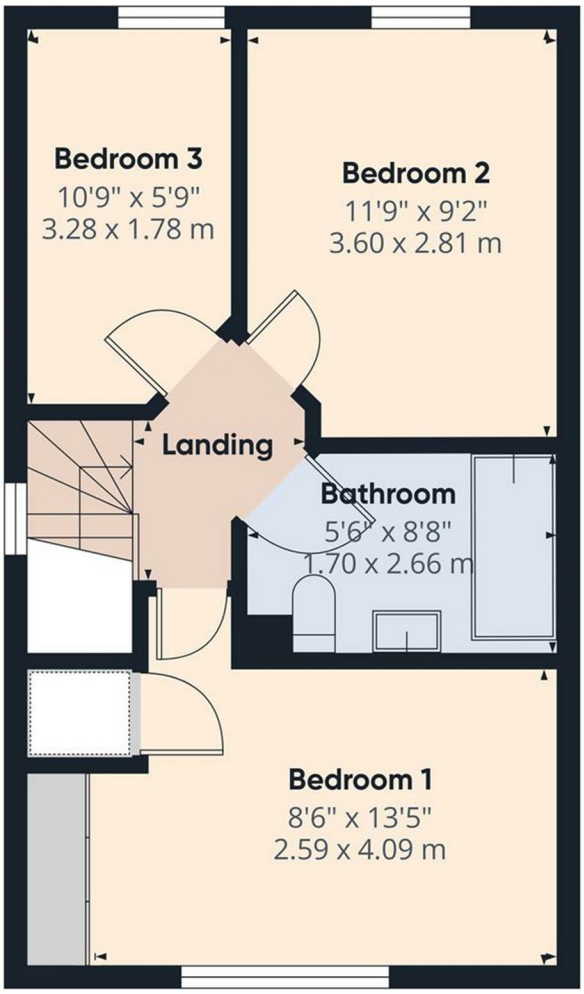
399 ft²

37.1 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



Floor 1

Approximate total area(1)

360 ft²

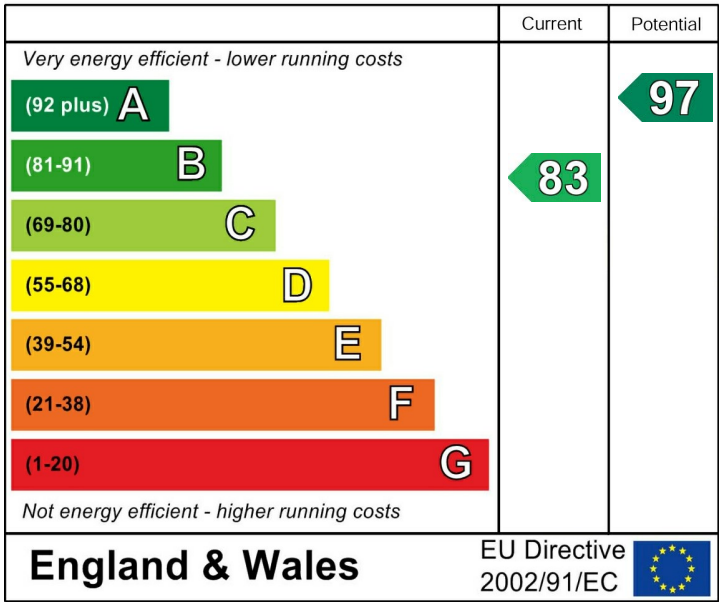
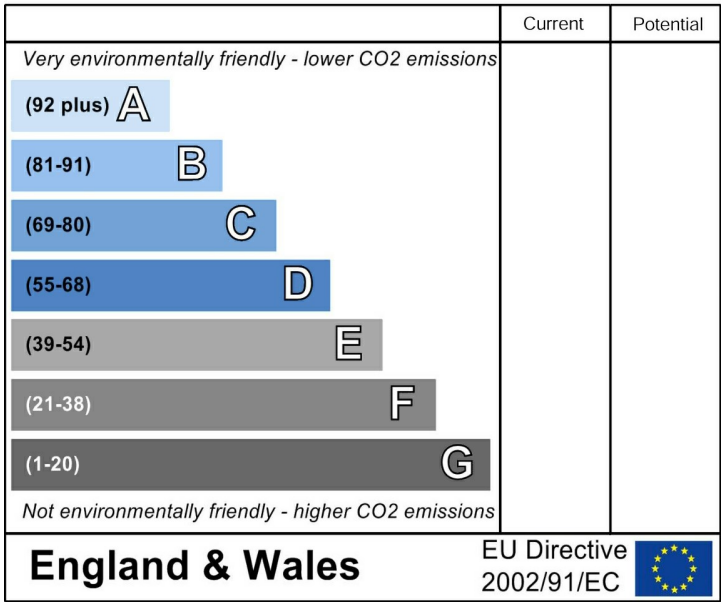
33.5 m²

(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



Environmental Impact (CO_2) Rating