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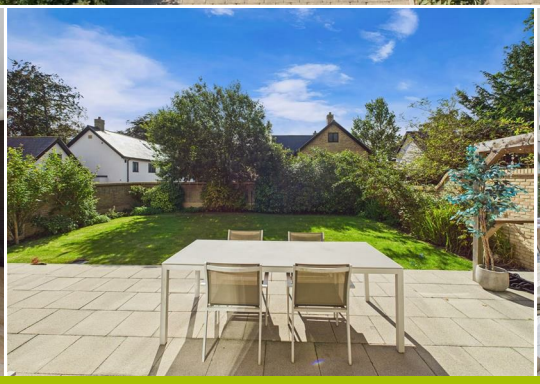
Limb
MOVING HOME



1 Parklands Mews, Hessle, East Yorkshire, HU13 0DB

- Outstanding Residence
- Contemporary Living at its Best
- High Spec, High Tech Interior
- Council Tax Band = G
- 4 Bedrooms
- Walled Garden
- Desirable Conservation Area
- Freehold/EPC =

£765,000

INTRODUCTION

CONTEMPORARY, HIGH QUALITY, INDIVIDUAL AND OUTSTANDING - A SIMPLY SUPERB RESIDENCE.

Offering the very best of contemporary living, this superb property stands along a private drive, situated within the highly desirable conservation area of Southfield. Built in recent times to an individual design, there is a keen eye on quality and detail throughout. The flow of accommodation is particularly impressive and large windows combined with bi fold doors allow light to flood in. Outside there is excellent parking available to the front plus an attached double garage. The walled gardens have a southerly facing aspect and feature an extensive paved terrace which wraps round the house. Internally the accommodation has the benefit of double glazing including bi fold doors and central heating is underfloor to the ground floor with radiators to the first floor. This is complimented by air conditioning and a water filtration and softening system. The ground floor briefly comprises a beautiful entrance reception with cloaks/W.C. off, a formal lounge and a fabulous dining kitchen with bespoke fitted units and bi fold doors out to the garden. This room links through in an open plan style to the living area which has glazing to two walls, one being a full wall of bi fold doors opening out to the paved terrace which wraps around the house. At first floor an extremely spacious landing is a particular feature with an area ideal for a study plus a "walk in" wardrobe/store room to one corner. There are four bedrooms overall , two of which have beautiful en-suites in addition to a separate bathroom.

If you are looking for a "cutting edge" property in one of the areas most desirable locations, then arrange your viewing straight away!

SOME EXTRA FEATURES

- Commercial aircon system with nanoe-x installed - allows impurities to be remove from the air.
- Walter purification filtration system with Quooker tap for boiling and filtered drinking water therefore no need to purchase bottled etc.
- WIFI/Sky enhancement system installed
- Alarm system installed.

LOCATION

The beautiful tree lined and highly sought after residential area of Southfield forms part of Hessle's Conservation Area and comprises many fine homes of distinction. Parklands Mews is a private drive situated off the inner link of Southfield itself. Hessle centre is located nearby where a superb range of shops and amenities are to be found including a variety of restaurants, cafes, boutique shops, delicatessen, takeaways, supermarket, newsagent, banking hub, chemist, various shops and beauty salon, 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 into Hull or the national motorway network. The iconic Humber Bridge is situated nearby providing easy access to North Lincolnshire and Humberside airport. Public and private schooling for all ages is available locally in addition to many recreational facilities. Many interesting walks are available with Hessle Country Park and Hessle Foreshore located within striking distance.

ACCOMMODATION

Twin opening doors to the entrance reception.

ENTRANCE RECEPTION

18'8" x 13'1" approx (5.69m x 3.99m approx)
A superb entrance reception which is light and airy and has tiling to the floor and a staircase leading up to the first floor off with glass and steel balustrade. There is also a concealed cloaks area.

CLOAKS/W.C.

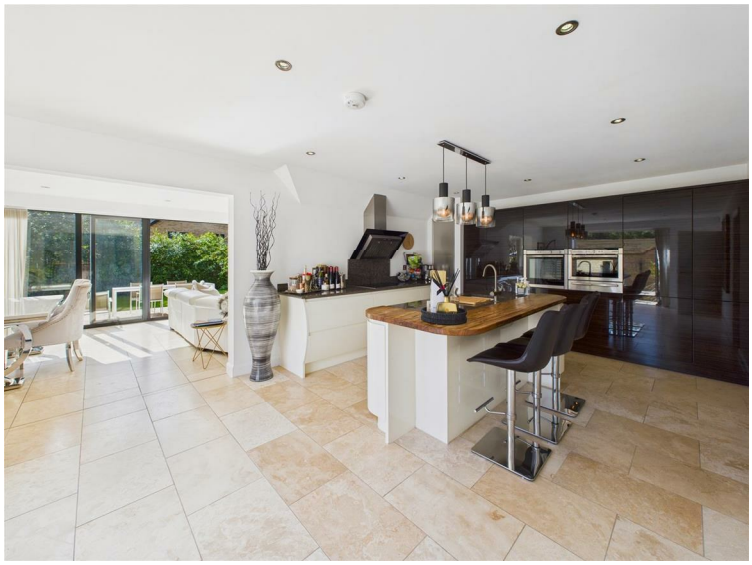
With tiling to walls and floor, low level W.C., wash hand basin, heated towel rail.

LOUNGE

22'7" x 12'7" approx (6.88m x 3.84m approx)
With large picture window to the front elevation. The focal point is a designer "living flame" gas fire with decorative panelling to alcoves.

DINING KITCHEN

23'0" x 13'0" approx (7.01m x 3.96m approx)
A fabulous room with an extensive range of bespoke sleek dual toned units with granite worksurfaces and a grand island with a combination of granite and wood top including a breakfast bar peninsular. Appliances include an integrated oven, combination microwave oven with warming drawer below, induction hob with designer hood above, dishwasher, undercounter one and a half sink with mixer tap. A wall of bi fold doors opens out to a paved terrace.



UTILITY ROOM

Having a range of fitted units for white good and concealed sink.
External access door to rear.

LIVING ROOM

24'1" x 12'3" approx (7.34m x 3.73m approx)
A simply stunning space with two glazed walls, one being fully set to bi fold doors which open out to the south facing terrace and walled garden beyond. The room has tiling to the floor throughout.

FIRST FLOOR

LANDING

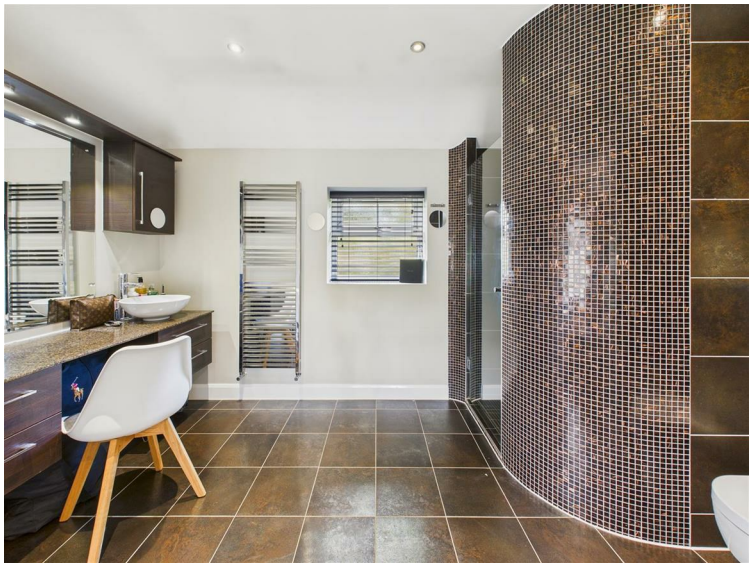
A large landing with a glass and steel balustrade to the stairwell. Window to the rear elevation. Area ideal as a study. Situated off the landing is a "walk in" wardrobe/store room with fitted shelving and hanging facilities.

BEDROOM 1

17'4" x 12'7" approx (5.28m x 3.84m approx)
A fabulous room with tiling to the floor, window to two elevations, sliding pocket door to the en-suite shower room.

EN-SUITE SHOWER ROOM

An beautiful en-suite with fitted furniture including wall hung drawers with granite worksurface housing "his and hers" vessel wash hand basins with central mirror, low level W.C. and "walk in" shower area with designer tiled surround. Tiling to the floor, heated towel rail.



BEDROOM 2

16'7" x 12'8" approx (5.05m x 3.86m approx)
With modern fitted wardrobes, storage cupboards and drawers, window to front elevation.

EN-SUITE SHOWER ROOM

With contemporary suite comprising low level W.C., cabinet housing wash hand basin and "walk in" shower with glazed partition, full tiled to walls and floor.

BEDROOM 3

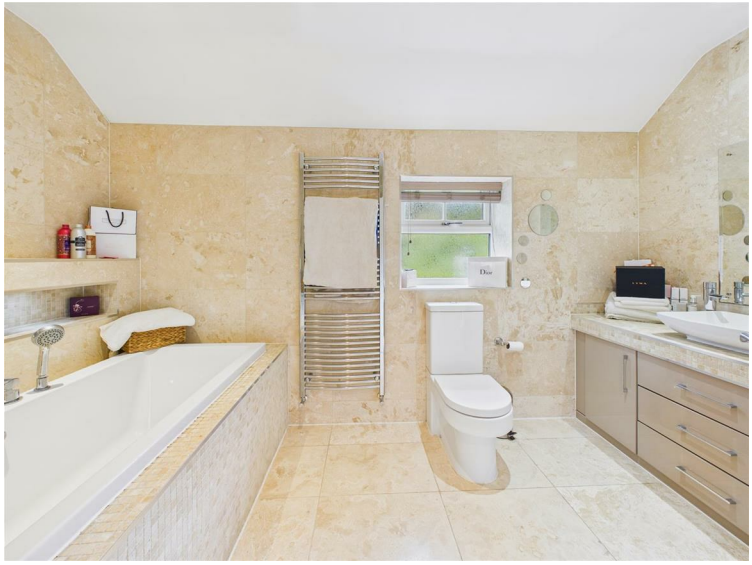
13'3" x 8'11" approx (4.04m x 2.72m approx)
With fitted wardrobes having sliding mirrored fronts, window to front elevation.

BEDROOM 4

13'2" x 10'2" approx (4.01m x 3.10m approx)
With two windows to the front elevation.

BATHROOM

With contemporary suite comprising low level W.C., encased bath with fitted furniture housing a designer wash hand basin. Fully tiled to walls and floor, heated towel rail.



OUTSIDE

The property has an impressive frontage and is situated along a gravelled private roadway leading from Southfield. Excellent parking is available in front of an attached double garage. A particular feature is the walled garden which wraps around the house and enjoys a southerly facing rear aspect. An extensive paved terrace allows enjoyment throughout the day and is complimented by a lawn. There is also a further area to the side/rear of the property which is ideal for hot tub etc..

SIDE TERRACE

SIDE VIEW

REAR VIEW

TENURE

Freehold

COUNCIL TAX BAND

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

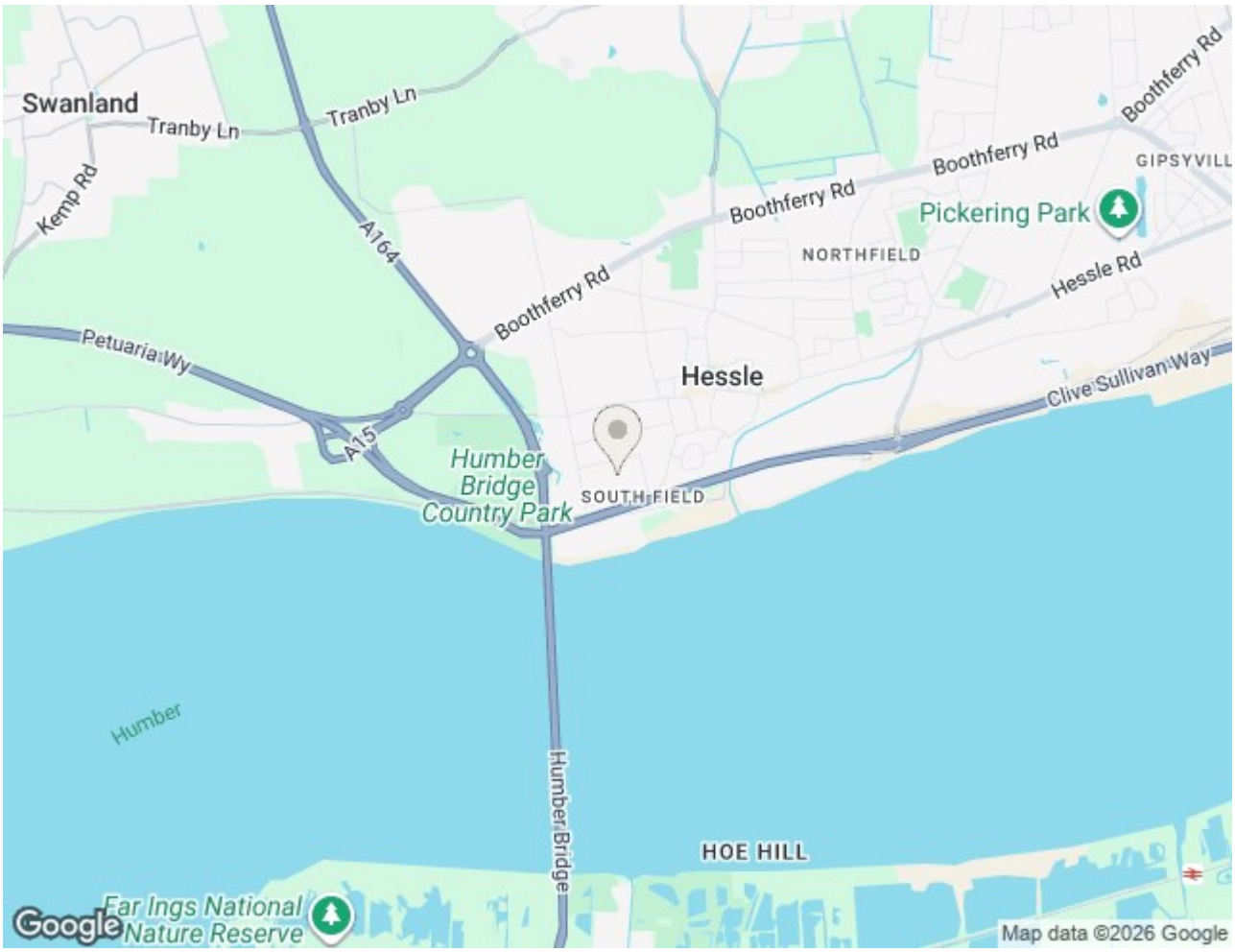
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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.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Pickering Park
NORTHFIELD
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Petuaria Wy
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SOUTHFIELD
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HOE HILL
Far Ings National Nature Reserve
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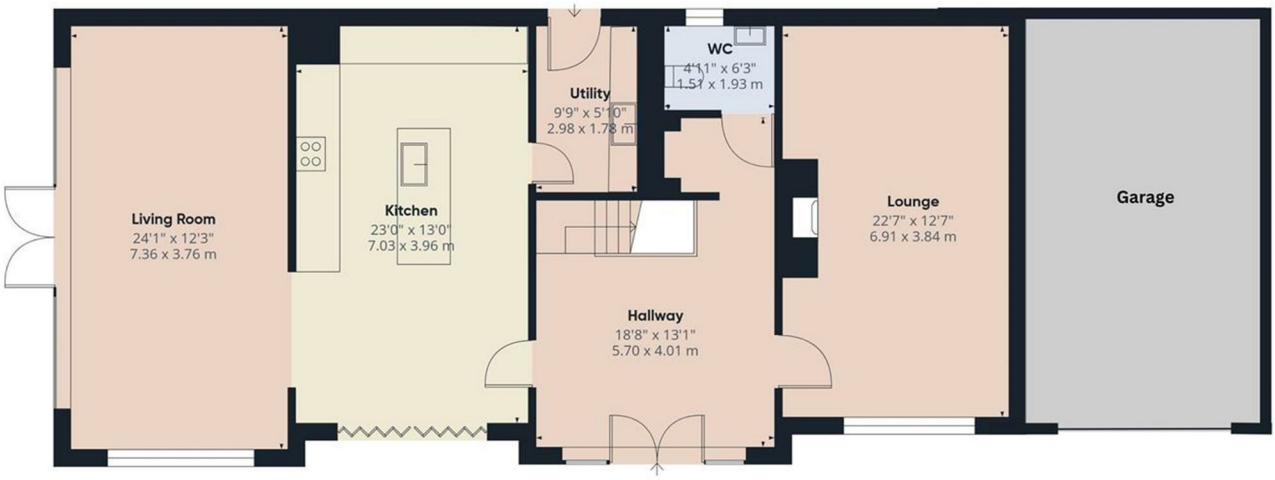


Floor 0

Approximate total area(1)

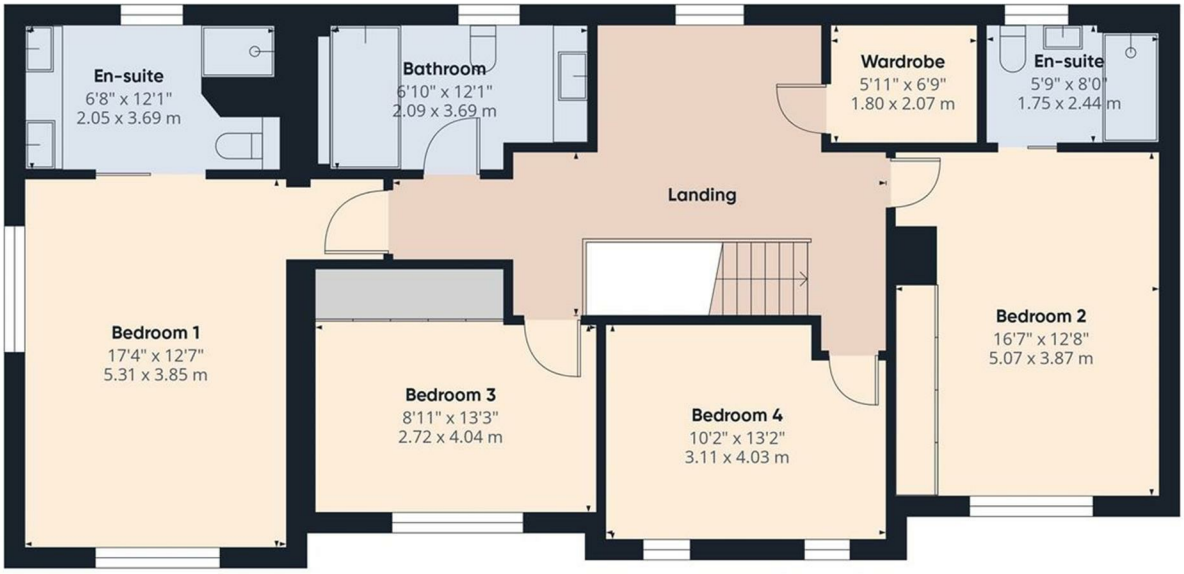
1146 ft²

106.3 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



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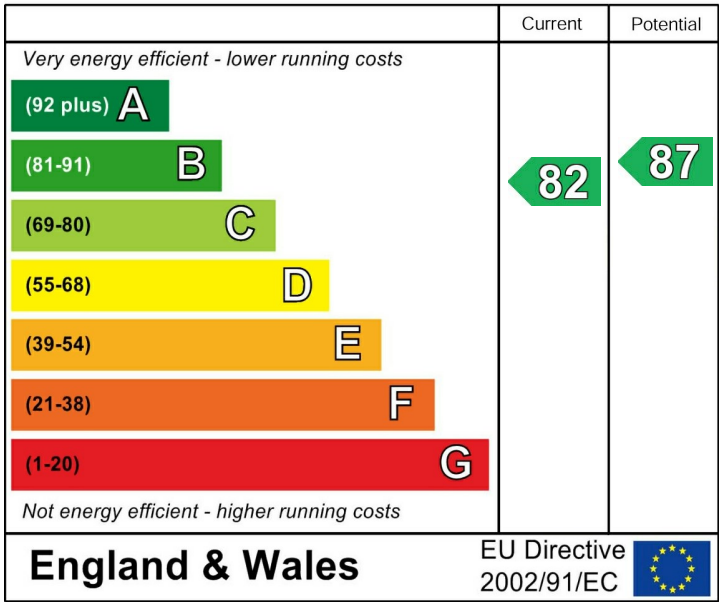
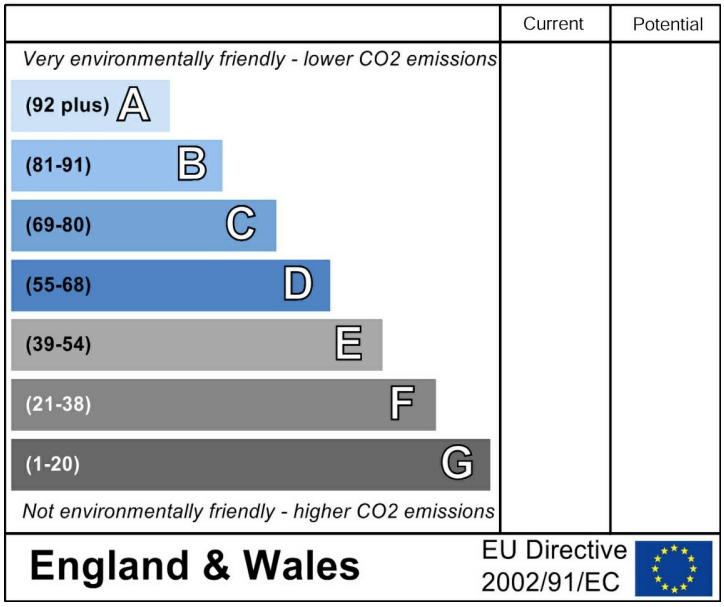
Energy Efficiency Rating



Environmental Impact (CO_2) Rating