Welton Road, Brough, East Yorkshire, HU15 1AF

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MOVING HOME









26 Sanderson Drive, Hessle, East Yorkshire, HU13 0FZ

- Modern Detached House
- Generous 0.2 Acre Plot
- 4 Bedrooms
- Council Tax Band = E
- Air Source Heat Pump & Solar
- Parking & Garage
- Wildlife Gardens & Fruit Trees
- Freehold / EPC = B

£450,000

INTRODUCTION

Built in 2022 by Beal Homes, this attractive four bedroomed detached house occupies an unusually generous plot extending to approximately 0.2 acres. The property offers well appointed contemporary accommodation, complemented by a particularly spacious garden which has been thoughtfully developed to encourage wildlife and biodiversity.

Since its construction, the property has benefited from a number of enhancements, including the replacement of the original heating system with an air source heat pump and the installation of solar panels with battery. A log burning stove has also been added to the lounge, providing an attractive focal point and additional warmth. Further improvements include a water softener treatment system, and the property has no gas supply.

The accommodation is arranged over two floors and briefly comprises an entrance hallway with cloaks/W.C., a comfortable lounge featuring a log burning stove and an attractive open-plan living kitchen, providing ample space for cooking, dining and relaxation. The kitchen is fitted with contemporary units and Silestone worktops, while bi-folding doors open directly onto the rear garden. A separate utility room completes the ground floor accommodation.

Upon the first floor are four bedrooms, including the main bedroom with en-suite shower room, together with a modern family bathroom.

Outside, a small garden extends to the front of the property, while a driveway provides off-street parking for two vehicles and leads to the store, with an electric vehicle charging point.

The gardens are a particular feature and offer considerably more space than typically associated with a modern development. To the rear is a predominantly lawned garden, while an extensive additional area extends to the side of the property. This has been thoughtfully planted to create a wildlife-friendly environment, incorporating wildflowers and an abundance of fruit trees, including apple, pear, plum, cherry, fig and peach varieties. The combination of open lawn and more natural planting provides an attractive and varied outdoor setting.

Combining contemporary accommodation, modern energy-efficient features and an unusually generous garden, this is an attractive and distinctive detached home with much to offer.

LOCATION

Sanderson Drive is situated off Chambers Avenue which runs off Boothferry Road, Hessle. 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 retailers. 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 provides 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 and cupboard under.

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CLOAKS/W.C.

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



LOUNGE

With log burning stove and windows to the front and side elevations.



OPEN PLAN LIVING KITCHEN

A superb open-plan living space extending across the rear of the property, providing generous areas for cooking, dining and relaxation. Bi-folding doors open directly onto the garden, while the contemporary kitchen is complemented by Silestone worktops and a range of integrated appliances.





KITCHEN AREA

Having a range of stylish base and wall units with Silestone worktops incorporating an undermount sink with mixer tap and filtered drinking water tap. Integrated appliances include an oven, induction hob with filter hood above, microwave oven, fridge/freezer and dishwasher. Under-unit lighting, inset spotlights and window to the rear elevation.



DINING AREA



UTILITY

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

FIRST FLOOR

LANDING

With large cylinder/storage cupboard.

BEDROOM 1

Window to the front elevation.



EN-SUITE SHOWER ROOM

With stylish suite comprising a walk-in shower with glazed panel and rainhead/handheld shower system, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, lit mirror, heated towel rail and window to side.



BEDROOM 2

Window to rear.



BEDROOM 3

Cat6 network data point. Window to front.



BEDROOM 4

Cat6 network data point. Window to rear.



BATHROOM

With suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C., part tiling to walls, tiled floor, lit mirror, heated towel rail, inset spotlights and window to rear.



OUTSIDE

A small garden extends to the front of the property, while a driveway provides off-street parking for two vehicles and leads to the store, with an electric vehicle charging point.

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WILDLIFE GARDEN



REAR VIEW



HEATING

The property is heated via an air source heat pump.

GLAZING

The property has the benefit of uPVC double glazing.

SOLAR PANELS

The property has the benefit of solar panels with a storage battery.

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, 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.

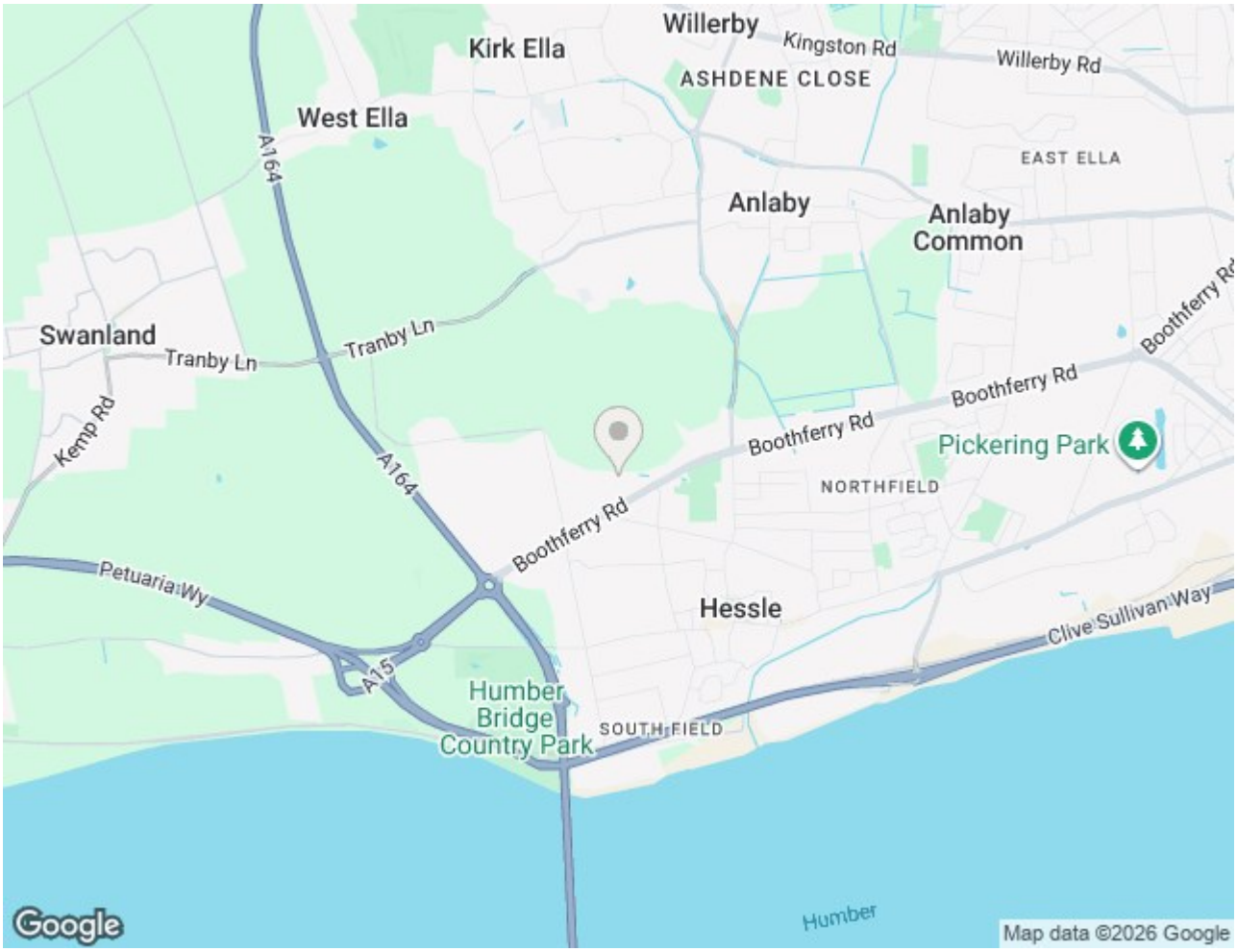
PROGRESSING AN OFFER

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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Willerby Rd
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West Ella
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EAST ELLA
Anlaby
Anlaby Common
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Tranby Ln
Tranby Ln
Boothferry Rd
Boothferry Rd
Kemp Rd
Boothferry Rd
Pickering Park
A164
NORTHFIELD
Boothferry Rd
Petuaria Wy
Hessle
Clive Sullivan Way
A15
Humber Bridge Country Park
SOUTHFIELD
Humber
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Open Plan Living Kitchen
10'1" x 33'2"
3.08 x 10.11 m
Utility
6'0" x 5'3"
1.83 x 1.60 m
Hallway
WC
Store
6'10" x 10'0"
2.09 x 3.06 m
Lounge
14'4" x 14'2"
4.39 x 4.34 m
N
W
E
S
Floor 0
Approximate total area(1)
750 ft²
69.7 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.
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Floor 1

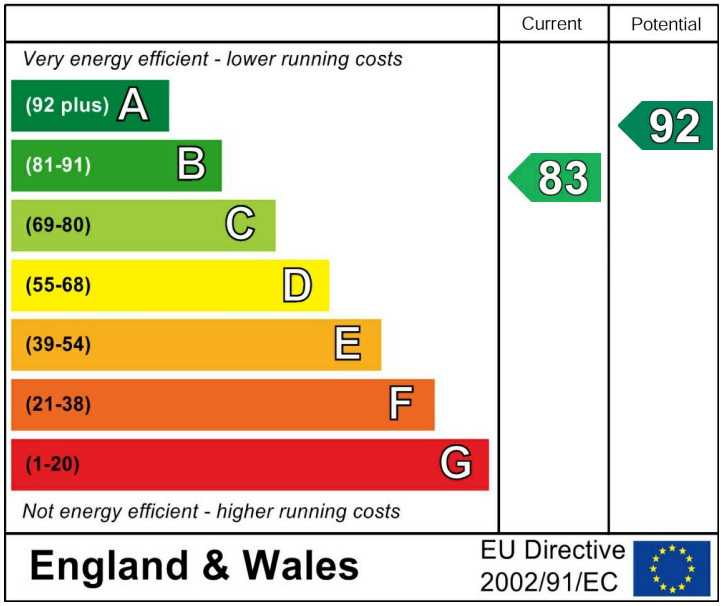
Approximate total area(1)
651 ft²
60.5 m²

(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.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

