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**Limb**  
MOVING HOME



*4 Carter Drive, Hessle, East Yorkshire, HU13 9AH*

- 📍 Modern Terraced Home
- 📍 3 Bedrooms
- 📍 Dining Kitchen & Utility
- 📍 Council Tax Band = C
- 📍 South Facing Garden
- 📍 Parking For 2 Cars
- 📍 Viewing Recommended
- 📍 Freehold / EPC = B

**£195,000**

## INTRODUCTION

This well-presented mid-terraced home is a great fit for first-time buyers or those specifically looking for a three-bedroom layout. The ground floor is laid out for everyday convenience, featuring a comfortable lounge and a dining kitchen that works well for both family meals and hosting. The addition of a separate utility room and a downstairs W.C. adds practical value.

The first floor provides three well-proportioned bedrooms, offering plenty of space for a family or a home office setup, alongside a modern family bathroom. Outside, the property is just as functional, with off-road parking for two cars at the front. The rear garden is mainly lawned with a patio area, and because it faces south, it stays bright and sunny throughout the day.

## LOCATION

Carter Drive is situated off Boothferry Road, 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 Peshurst. 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

Residential entrance door to:

### ENTRANCE HALL

With staircase leading up to the first floor.

### LOUNGE

With window to the front elevation and useful understairs cupboard.



## CLOAKS/W.C.

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



## DINING KITCHEN

Having a range of modern base and wall units with laminate worktops incorporating a sink and drainer with shower style mixer tap, oven, four ring gas hob with filter hood above plus an integrated fridge/freezer. Inset spot lights and French doors to the rear garden.



## KITCHEN AREA



## UTILITY

With plumbing for a washing machine and space for dryer.



## FIRST FLOOR

### LANDING

with airing cupboard.

## BEDROOM 1

With built in cupboard and large built in wardrobe. Window to the front elevation.



## BEDROOM 2

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. Tiled floor.



## OUTSIDE

To the front of the property there is parking for two cars. The rear garden is mainly lawned with a patio area, and because it faces south, it stays bright and sunny throughout the day.



## MAINTENANCE CHARGE

We have been advised that there is an annual maintenance charge of £328.91 for the maintenance of the private road, park and green areas plus the pump for the waste/drainage.

## ROADWAY TO THE FRONT OF NO.2, 4 AND 6 CARTER DRIVE

Each property's title extends to the front of their property over the roadway with number 2 also owning the section to Carter Drive.

These 3 houses have rights of access over this roadway and share the cost for any maintenance.

## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of uPVC 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 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 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.

## 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.







