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Limb
MOVING HOME



24 The Willows, Hessle, East Yorkshire, HU13 0NY

- 📍 Detached Dormer Property
- 📍 Immaculately Presented
- 📍 Ground & First Floor Beds
- 📍 Council Tax Band = D
- 📍 Lounge + Garden Room
- 📍 Converted Garage
- 📍 Attractive Garden
- 📍 Freehold / EPC = C

£259,950

INTRODUCTION

Viewing a must of this immaculately presented detached property which stands within a convenient and popular cul-de-sac setting. The accommodation is depicted on the attached floorplan and provides a great deal of versatility with bedrooms to both ground and first floor. Upon the ground floor, the central entrance hall has a staircase leading up to a part galleried landing and provides access to principal rooms. There is a quality fitted kitchen with a range of appliances, lounge and a rear garden room. There is also a downstairs W.C. in addition to a double bedroom with fitted furniture and en-suite shower room. Upon the first floor are two further double bedrooms served by a stylish shower room. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. Outside, a block apron surrounds the property to the front, complemented by a laurel hedge and a driveway leads to the garage which has been lined, plastered and floored to provide a multi purpose space. The attractive rear garden has an extensive paved terrace with gazebo above, lawn and two very large and useful storage sheds. No forward chain is involved therefore, an early completion should be possible.

LOCATION

The Willows is a cul-de-sac situated off Boothferry Road, Hesse, close to the junction with Darley's roundabout. Hesse 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 and newsagents. Further amenities are located around Hesse Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hesse All Saints Church of England and Hesse Peshurst. Secondary schooling is at Hesse High School. Hesse 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

Welcoming hallway with a turning staircase leading up to the first floor. Store cupboard off.

W.C.

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

KITCHEN

Having a stylish range of contemporary fitted units with contrasting worksurfaces, AEG twin ovens and six ring gas hob with Elica designer extractor hood above, integrated fridge, concealed washing machine, sink and drainer with mixer tap, windows to front and side elevation and external access door to side drive.



LIVING ROOM

Situated to the rear of the house with windows to rear and side. Feature fire surround with marble hearth and back plate house an electric fire. Wide double doors opening through to the garden room.



GARDEN ROOM

Overlooking the rear garden with large picture windows and double doors leading out to the patio.



BEDROOM 1

A good sized double bedroom extensively fitted with wardrobes, cupboards, dressing table and drawers. Window to rear.



EN-SUITE SHOWER ROOM

With suite comprising low level W.C., wash hand basin and corner shower cubicle with rainhead and hand held shower, tiling to walls.



FIRST FLOOR

LANDING

An attractive part galleried landing.

BEDROOM 2

A lovely sized double bedroom with deep bay window to south elevation and further window to one side. Wardrobe to corner with internal access to storage eaves.



BEDROOM 3

Window to south elevation flanked by storage cupboards to either side. Further cupboard to corner housing Worcester gas fired central heating boiler.



SHOWER ROOM

A stylish shower room being fully tiled to walls and floors featuring a walk in shower area with glazed partition, hand held and rainhead shower, fitted furniture with inset wash hand basin and concealed flush W.C.



OUTSIDE

A laurel hedge extends to the front with a path and the surround being block set. The block sets extend along the driveway leading up to the garaging. The rear garden is a particular feature having a paved terraced which is part covered by a gazebo providing shade. A lawn is flanked by a path and there are two very useful large sheds for storage.



CONVERTED GARAGE

The former garage has been lined, plastered and floored with double entry doors to the front and a side door leading from the patio. An ideal space for a variety of uses, previously used as an office.

REAR VIEW



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 D. 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. AI may have also been used to enhance photography.

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.









