



"Altura", Jenny Brough Lane, Hessle, East Yorkshire, HU13 0JU

- 📍 Stunning Specification
- 📍 Cutting Edge Design
- 📍 Best of Modern Living
- 📍 Have Your Dream Home Built
- 📍 Gated Entrance
- 📍 Private Location
- 📍 A Rare Opportunity
- 📍 Predicted EPC = B

Guide Price £850,000

INTRODUCTION

'Altura' represents a very rare opportunity to have your own contemporary dream home built for you by one of the area's leading bespoke developers, Messrs Villawood Homes. This cutting edge 21st century design affords the very best of modern living with a striking specification and high energy efficiency. Shortly to commence construction, the developer expects the project to take around 6 months to complete and a purchaser has the opportunity to exercise choices on fittings, specification and layout where appropriate. This collaboration will create a truly unique home to be proud of. 'Altura' is to be discreetly situated off Jenny Brough Lane, with a private gated driveway leading to the house which will nestle in beautiful established surroundings, formerly the grounds to Tranby Rise. With mature borders this beautiful environment will enjoy a southerly facing rear aspect. The stunning accommodation is to be set out across two floors and provides a combination of fabulous open plan living space and luxurious bedroom accommodation. A central double height entrance reception will create a breath-taking first impression. The living space will have sliding glazing opening out to the rear terrace and garden beyond. A particular feature is a covered seating/entertaining area.

LOCATION

'Altura' is discreetly situated behind Tranby Rise, an imposing detached residence which stands on Jenny Brough Lane, opposite Tall Trees and on the same side as Hessle Mount School. This highly desirable and established location is on the north-western fringe of Hessle, a vibrant small town some 5 miles to the west of Hull and around 10 miles away from the historic market town of Beverley. Hessle has a bustling centre with a superb range of shops and amenities. There are restaurants, cafes, bars, boutique shops, delicatessen, supermarket, news agents, bakers, chemist, gift shops, hair/beauty salons, health centre, takeaways and more. All of which make this a truly desirable place to live. The location is also ideal for the commuter/traveller with virtually immediate access to the iconic Humber bridge, Clive Sullivan Way which leads into Hull city centre or the national motorway network and the A1066 towards Beverley. Hessle also has its own railway station and a regular bus service. Public and private schooling for all ages is available locally including the nearby Hessle Mount proprietary school and Hessle High School. Many recreational facilities are also available.

SPECIFICATION

Interior

- Contemporary front entrance door with 5-point locking system
- Fashionable bespoke staircase with glass balustrading
- Feature roof lights
- Tiled floor to entrance hallway, cloakroom and cloaks cupboard
- Cloakroom with WC and wall hung sink
- Individually designed kitchen supplied by a locally renowned kitchen company
- Contemporary style units including a grand island
- Extensive range of quality integrated appliances to include oven, combination microwave, coffee machine, warming drawer, induction hob and extraction unit, dishwasher, fridge, freezer and wine cooler
- Designer sink and Quooker tap
- Solid surface worktops
- Range of base and wall units to the utility area with sink and mixer tap
- Tiled flooring to kitchen/day room and utility area
- Principle bedroom with full height feature sliding window and Juliet balcony to rear aspect
- Dual dressing rooms to accommodate individual wardrobe space
- En Suite to include free standing bath, shower, WC large twin vanity unit, contemporary tiling and modern styled towel radiator, shaver socket
- Bed two with full height feature sliding window with Juliet balcony to rear aspect
- En Suite with walk in shower WC and vanity basin unit, contemporary tiling and shaver socket. Feature towel radiator
- Bed three with full height window to front aspect
- En Suite with walk in shower, WC, Vanity basin unit, contemporary tiling and shaver socket. Feature towel radiator
- Energy efficient gas fired central heating system to include underfloor heating to the ground floor areas. Feature radiators to landing and bedrooms.
- Stylish pre finished internal doors with brushed chrome hardware
- Comprehensive pre wiring for multiroom TV system
- Brushed chrome sockets and light switches excluding utility and garage where standard white sockets will be fitted
- Contemporary coloured matt finish to internal walls. Woodwork to be finished in a satin wood coating
- Fitted security intruder alarm system

Exterior

- Electrically operated contemporary styled gates
- Private gravelled driveway lined with a mixture of walling and hedging to offer further privacy and security
- Integral double garage with internal access to the home. Electrically operated sectional garage door, lighting and sockets
- Carport
- Contemporary grey finished aluminium double-glazed windows throughout to include panoramic sliding doors to the kitchen/dining/day area and sliding full height windows to principle and second bedrooms
- Stylish external lighting to front and rear elevations and gate pillars
- Quality paving to front entrance and rear under canopy entertainment area
- A mixture of walling, contemporary fencing and hedging to boundaries
- External tap and double electric socket
- Garden areas to be finished over with quality topsoil excluding areas where existing trees and shrubs are established

10 YEAR HOUSEBUILDERS GUARENTEE

FRONT VIEW - CGI



REAR VIEW - CGI



ALTERNATIVE VIEW - CGI



REAR VIEW - CGI



ALTERNATIVE VIEW - CGI



TENURE

Freehold

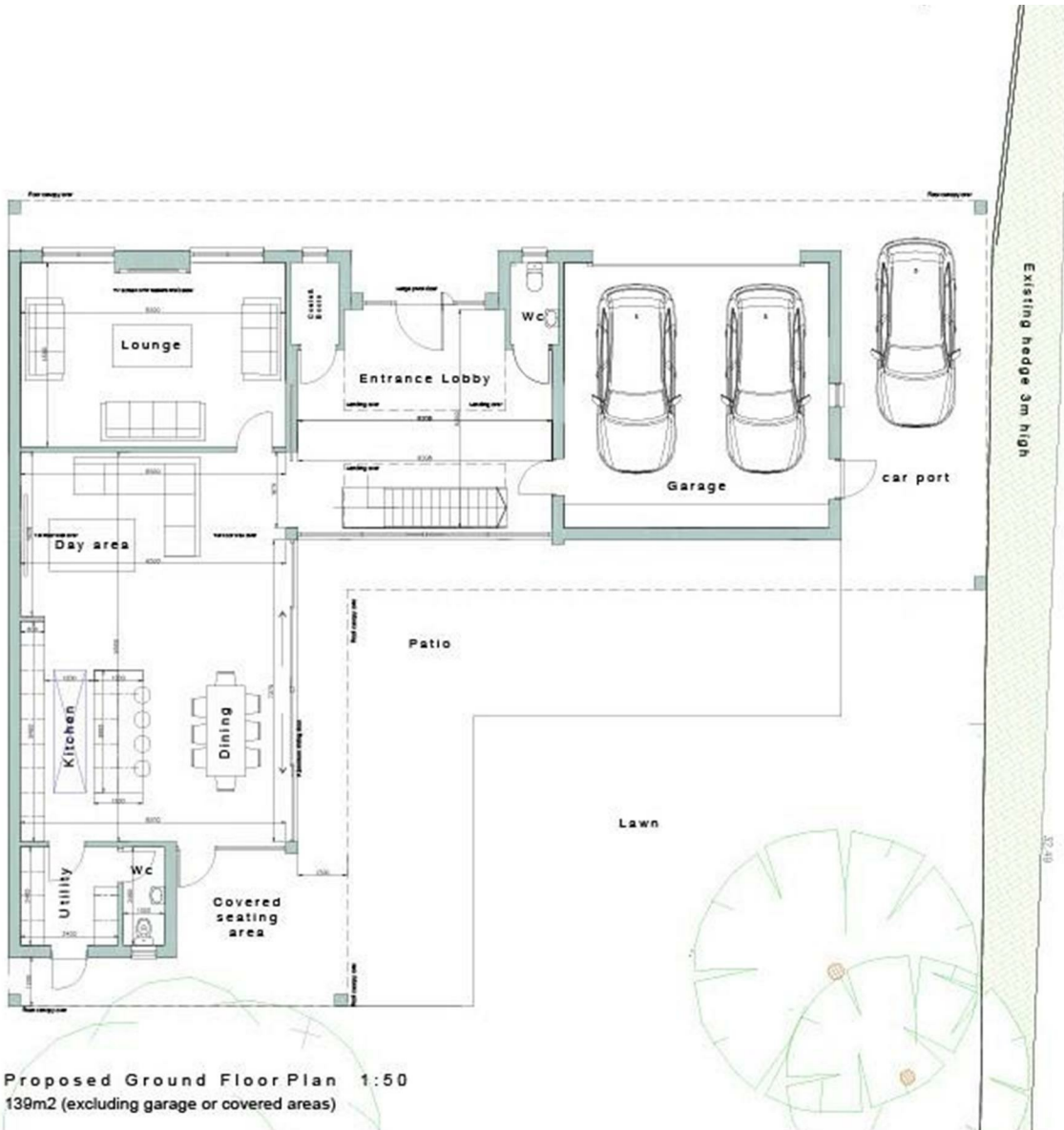
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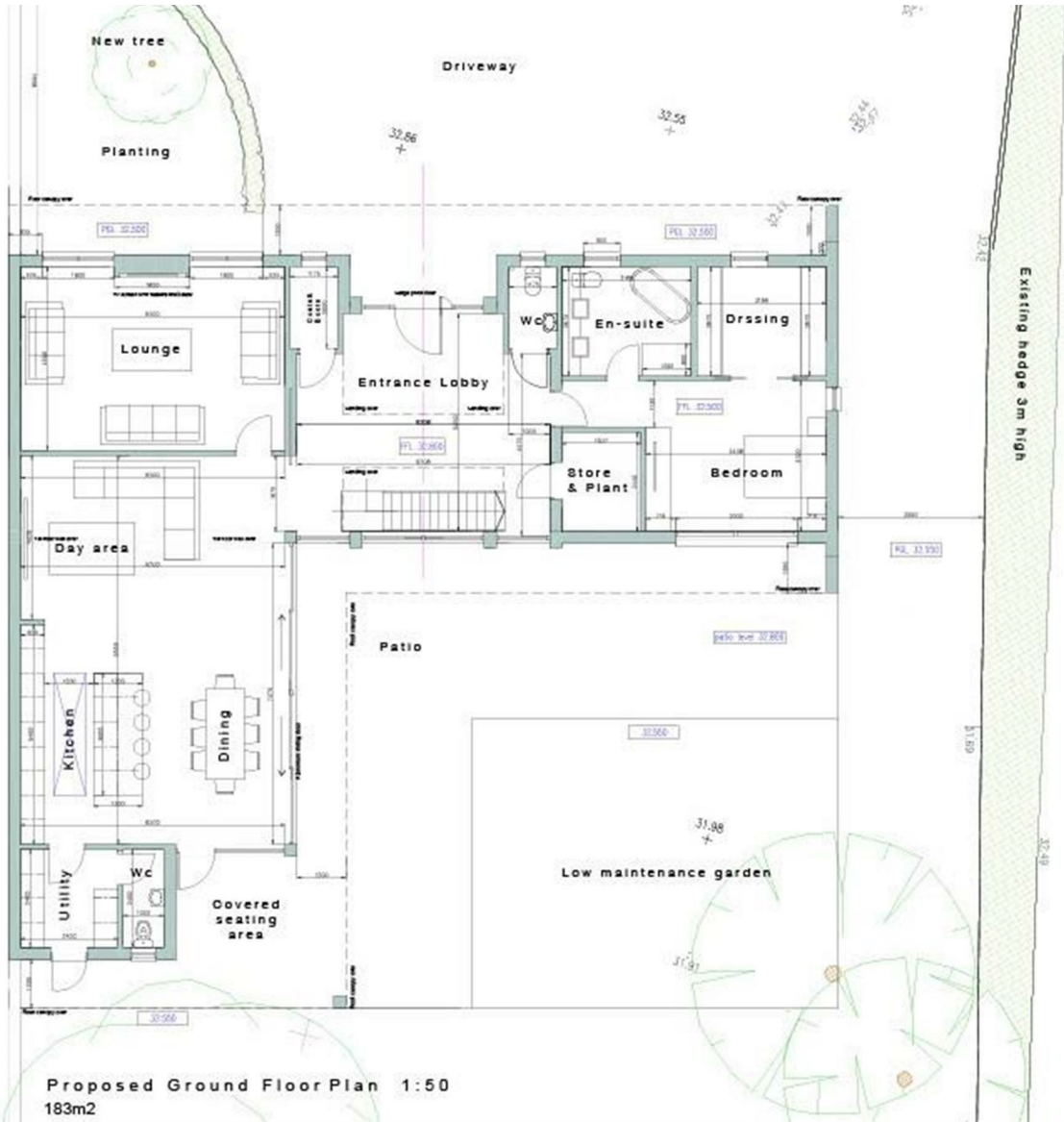
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

CONDITIONS OF SALE

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.

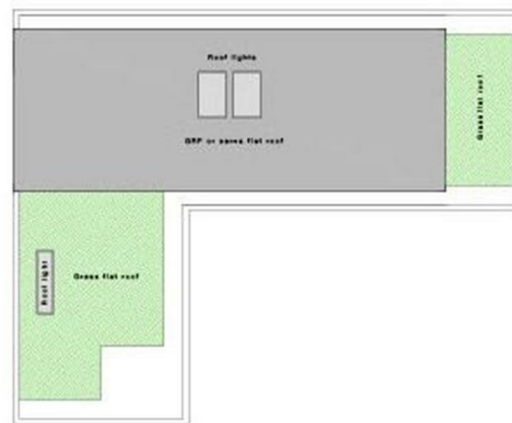




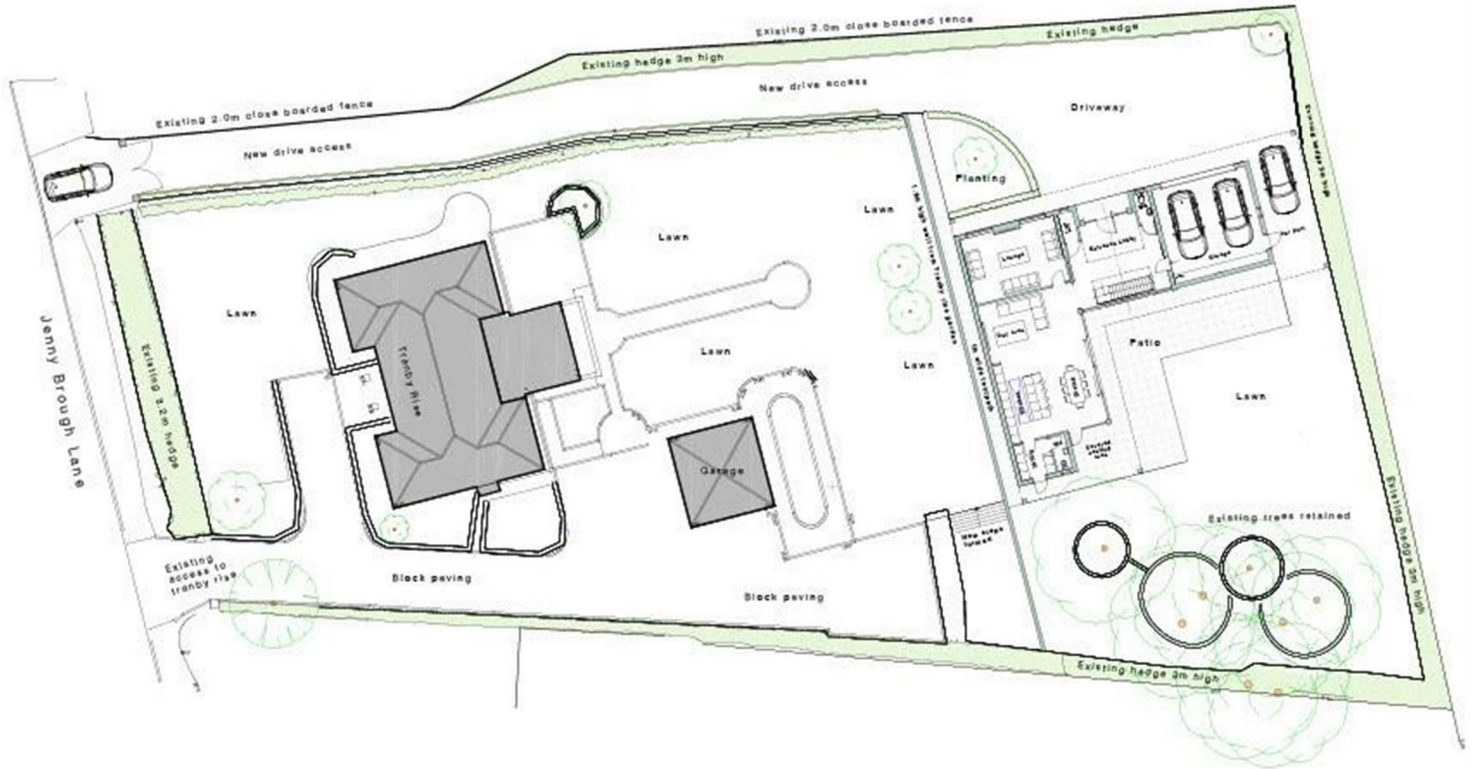




Proposed First Floor Plan 1:50
 123m2 (excluding balconies and voids)



Proposed Roof Plan 1:100



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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