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Matthew  
**Limb**  
MOVING HOME



*21 Headlands Drive, Hessle, East Yorkshire, HU13 0JP*

- 📍 Traditional Semi-Detached
- 📍 Four Bedrooms
- 📍 Separate Front Room
- 📍 Open Plan Living Room
- 📍 Modern Kitchen
- 📍 C/Heating & D/Glazing
- 📍 Good Garden and Garage
- 📍 EPC=

**£265,000**

## INTRODUCTION

This traditional bay fronted semi-detached house provides attractive accommodation with much character, modern fittings and generous proportions. Viewing is recommended to appreciate both the appeal of accommodation and the good sized garden to the rear which enjoys a westerly aspect. At ground floor level there is an entrance hall, separate front reception room with deep bay window and to the rear lies an open plan living room with doors leading out to the garden and a link through to the modern kitchen. There is also a side lobby and W.C..

At first floor are three bedrooms and bathroom plus a fixed staircase which leads up to the fourth bedroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing.

The driveway and forecourt provide parking and access to the detached brick and pitch tiled roof garage. The rear garden incorporates a patio and lawn enjoying a westerly aspect.

## LOCATION

Headlands Drive is a highly regarded residential area situated off Weelsby Way, Boothferry Road which lies to the north west of Hessle Centre. The property is well placed for Hessle's good range of shops and amenities. Convenient access is available to the Humber Bridge, Hull city centre to the east and the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With angled cupboards to either side of the entrance door, window to side, staircase leading to the first floor.

### FRONT RECEPTION ROOM

13' x 15'2" approx (3.96m x 4.62m approx)

Into deep bay window to front elevation with motif top light glazing. There is a feature marble fireplace housing "living flame" gas fire, shelves to alcoves.





## LIVING ROOM

20' x 11'10" approx (6.10m x 3.61m approx)

The focal point of the room is a fireplace with rustic lintel and log burner. Double doors open to the rear garden. This room is open plan in style through to the adjacent modern kitchen.



## ALTERNATIVE VIEW



## KITCHEN

18'6" x 8'1" approx (5.64m x 2.46m approx)

Having a range of fitted base and wall mounted units with granite work surfaces, under counter one and a half sink with mixer tap and instant hot water tap to side, integrated oven, combination microwave, five ring gas hob with filter hood above, dishwasher and fridge. There is a further run of units to the rear wall incorporating a wine cooler and breakfast bar end. Windows look to the side and rear elevations and there is a tiled floor.



*ALTERNATIVE VIEW*



*THROUGH DINING AREA*



*SIDE LOBBY*

With plumbing for automatic washing machine and external access door to side drive.

*W.C.*

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

*FIRST FLOOR*

*LANDING*

Window to side, door which opens to a fixed staircase leading up to the second floor.

### *BEDROOM 1*

13' x 10'10" approx (3.96m x 3.30m approx )  
(To chimney breast)

Bay window to front elevation with motif glazed top lights. Door to corner giving access to the under stairs cupboard/wardrobe.



### *BEDROOM 2*

13' x 10'10" approx (3.96m x 3.30m approx)  
Upto chimney breast flanked by fitted wardrobes, storage cupboards and desk, window to rear elevation.



### *BEDROOM 3*

9'3" x 7'9" approx (2.82m x 2.36m approx)  
Window to side and canter-lever style window to front elevation.



## BATHROOM

8'9" x 8'3" approx (2.67m x 2.51m approx)

Fitted furniture housing a concealed flush W.C., wash hand basin.

Bath and shower cubicle, tiled floor and surround.



## SECOND FLOOR

### BEDROOM 4

16' x 11'6" approx (max measurements) (4.88m x 3.51m approx (max measurements))

With window to the rear. Access to eaves space.



## OUTSIDE

A York paved driveway leads to the detached brick and pitch tiled roof garage. To the rear a paved patio looks westwards over the garden which is lawned and has hedge and fence borders.



## AGENTS NOTE

We are aware that planning permission for residential development has been passed on the land beyond the rear garden.

## 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

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

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.

## 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.

## VALUATION SERVICE

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.

## STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band  
 £0 - £125,000 0% £125,001 - £250,000 2%  
 £250,001 - £925,000 5% £925,001 - £1,500,000 10% £1,500,001 and over 12%  
 Should you have any queries please contact our office for clarification.

## VIEWING APPOINTMENT

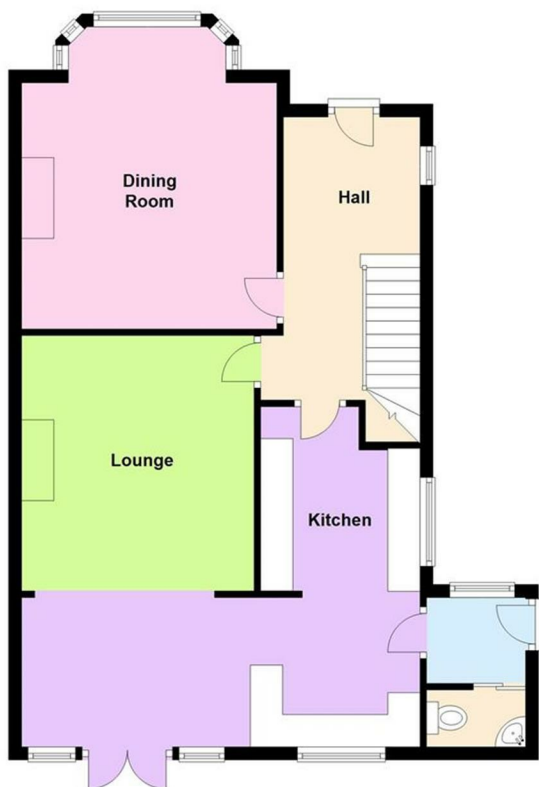
TIME ..... DAY/DATE ..... SELLERS NAME(S) .....





**Ground Floor**

Approx. 67.7 sq. metres (729.1 sq. feet)



**First Floor**

Approx. 52.7 sq. metres (567.6 sq. feet)




**Second Floor**

Approx. 15.7 sq. metres (169.3 sq. feet)



Total area: approx. 136.2 sq. metres (1466.0 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	