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Matthew  
**Limb**  
MOVING HOME



*The Stables, Parklands Mews, Southfield, Hessle, East Yorkshire, HU13 0DB*

- Coming Soon!
- 4 Beds & En-suites
- High End Specification
- Exclusive Location
- Exciting Design Opportunity
- Double Garage & Office
- Approx 3,600 sq feet
- EPC = B

**£825,000**

## INTRODUCTION

COMING SOON - An exciting opportunity to put your own stamp on this bespoke new build property. Be involved in the specification and styling of your dream home making it truly unique.

This fabulous property forms part of the exclusive and private cul-de-sac setting of Parklands Mews, tucked away in the heart of the delightful Southfield conservation area. Thoughtfully designed with the emphasis on generous spaces, the accommodation extends to around 3,600 sq feet. The layout is currently planned to incorporate an impressive hallway with galleried landing over, snug and a fabulous open plan kitchen, dining, day room area. There is also the practicality of a utility, cloaks and W.C. The first floor design comprises three bedrooms, all en-suite, with the master having a fabulous vaulted ceiling. The upper floor has a fourth bed/study together with a bathroom. The accommodation will have a gas fired central heating system installed, being underfloor at ground floor level and radiators to the upper floors. The double glazing will be in contemporary powder coated aluminium frames.

Outside, there is a detached double garage with office space/gym above, good parking and an enclosed garden. The property will be completed to the usual exacting standards of a Latus Developments home, as evident by the already occupied properties on the cul-de-sac.

## LOCATION

Parklands Mews is set in the beautiful tree lined and highly sought after residential area of Southfield. It forms part of Hessle's conservation area and comprises many fine homes of distinction, the majority of which evoke the grandeur of the Victorian era. This established Parkland setting lies within walking distance of the bustling centre of Hessle where a superb range of shops and amenities are to be found including fine restaurants, cafes, bars, boutique shops, delicatessen, supermarket, newsagent, banks, chemist, gift shops, hair/beauty salons, health centre, take-aways and more, all of which make Southfield a truly desirable place to live. Situated approximately five miles to the west of Hull city centre, on the banks of the River Humber, Hessle benefits from excellent road and rail links with its own railway station, regular bus service and immediate access to the Clive Sullivan dual carriage way leading into Hull or the national motorway network. The iconic Humber Bridge is situated nearby providing easy access to North Lincolnshire and Humberside Airport. Public and private schooling for all ages is available locally in addition to many recreational facilities.





## *ROOMS AND DIMENSIONS*

Snug - 6.59m x 4.737m (21'6" x 15'5" approx)

Kitchen/Dining Room - 6.59m x 5.725m (21'6" x 18'7" approx)

Day Room - 6.59m x 5.290m (21'6" x 17'3" approx)

Utility - 3.275m x 2.425m (10'7" x 7'9" approx)

Bedroom 1 - 6.59m x 4.127m (21'6" x 13'5" approx)

En-Suite 1 - 4.49m x 2.8m (14'7" x 9'1" approx)

Bedroom 2 - 4.3m x 4.115m (14'1" x 13'6" approx)

En-Suite 2 - 2.975m x 2.125m (9'9" x 6'11" approx)

Bedroom 3 - 4.265m x 3.825m (13'11" x 12'6" approx)

En-Suite 3 - 2.65m x 2.225m (8'8" x 7'3" approx)

Bedroom 4 - 4.6m x 3.895m (15'1" x 12'9" approx)

Shower Room - 3.895m x 2.125m (12'9" x 6'11" approx)

## *SOUTHFIELD, HESSLE*

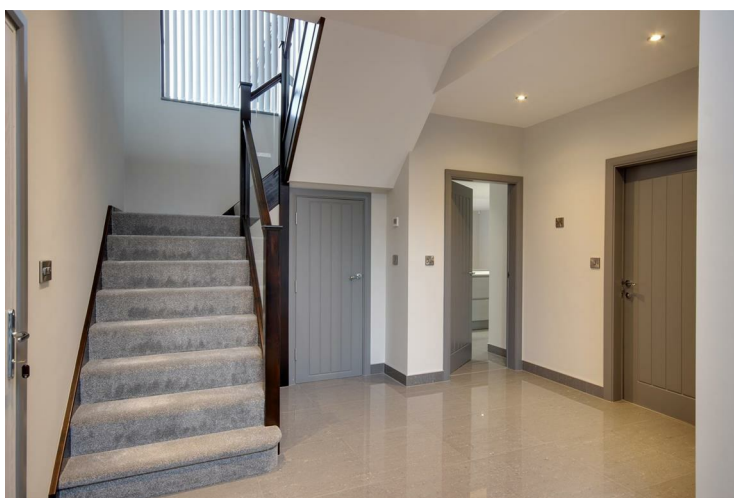


## *HUMBER BRIDGE*



## *ENTRANCE HALL*

PHOTO FOR ILLUSTRATION PURPOSES ONLY . PHOTO OF PLOT 2.



## *KITCHEN/DAY ROOM*

PHOTO FOR ILLUSTRATION PURPOSES ONLY . PHOTO OF PLOT 2.



### *ALTERNATIVE VIEW*

PHOTO FOR ILLUSTRATION PURPOSES ONLY . PHOTO OF PLOT 2.



### *LANDING*

PHOTO FOR ILLUSTRATION PURPOSES ONLY . PHOTO OF PLOT 2.



### *BEDROOM 1*

PHOTO FOR ILLUSTRATION PURPOSES ONLY . PHOTO OF PLOT 2.



## *EN-SUITE*

PHOTO FOR ILLUSTRATION PURPOSES ONLY . PHOTO OF PLOT 2.



## *AGENTS NOTE*

The CGI images used in these particulars are an artist's impression only and may be subject to change during the build process. Please clarify any points of particular importance. Please be aware that some of the images used are of a recently completed property by Latus Developments. The images are displayed to show the type of finish possible and style of accommodation afforded. Some of the items depicted on the photos are 'extras', please clarify any particular item of interest or refer to the brochure.

## *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.

## *VIEWING*

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

## *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%

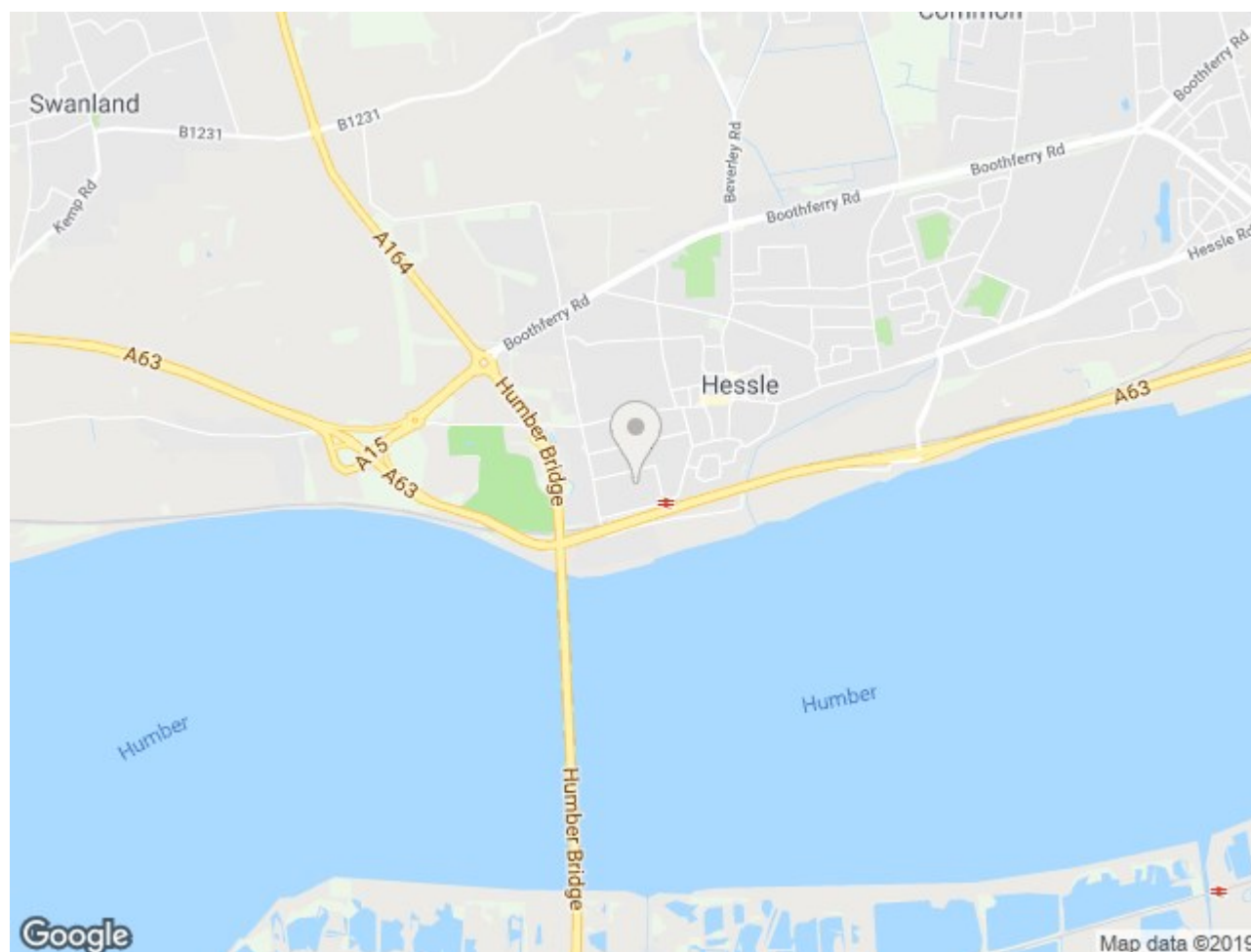
£250,001 - £925,000 5%

£925,001 - £1,500,000 10%

£1,500,001 and over 12%

Should you have any queries please contact our office for clarification.





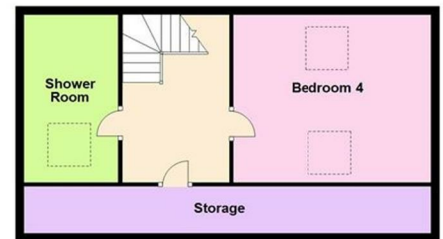
**Ground Floor**  
Approx. 142.2 sq. metres (1530.2 sq. feet)



**First Floor**  
Approx. 139.5 sq. metres (1501.4 sq. feet)




**Second Floor**  
Approx. 48.6 sq. metres (522.7 sq. feet)



Total area: approx. 330.2 sq. metres (3554.2 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	