



*15 Tall Trees, Hessle, East Yorkshire, HU13 0LE*

- 📍 Detached Bungalow
- 📍 Modern Fittings
- 📍 Desirable Location
- 📍 Small Cul-de-Sac
- 📍 Three Bedrooms
- 📍 Two Shower Rooms
- 📍 Gardens & Garage
- 📍 EPC=D

**£315,000**

## INTRODUCTION

This superb detached bungalow is situated within a desirable and well established small cul-de-sac on the fringes of this popular village. Attractively positioned within a good sized plot with gardens extending to the front and rear and a long driveway providing excellent off street parking and leading to the single garage with an electric up and over door.

The modern and attractive accommodation comprises an entrance hall, lounge/diner, contemporary kitchen with built in appliances, three bedrooms and two modern shower rooms. There is gas central heating to radiators and uPVC double glazing.

Early viewing is essential!



## LOCATION

The property occupies a prominent position within the established and mature cul-de-sac setting of Tall Trees which comprises a number of well spaced detached properties. Tall Trees is accessed from Jenny Brough Lane and this desirable area of Hesse lies to the north west of the village centre. Hesse has a good range of local shops and amenities, many of which are located in the nearby Hesse Square. There has been a recent growth in the number of restaurants, delicatessen and many independent niche traders, a number of which are situated on The Weir. Good connections are available to The Humber Bridge, Hull city centre or the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

Spacious and welcoming with wood effect laminate flooring.



*LOUNGE/DINER*

21'0"(max)x17'0"(max) approx (6.40m(max)x5.18m(max) approx)  
With marble fire surround housing an electric fire. Windows to front and side elevations. Serving hatch from dining area to the kitchen.



*LOUNGE*



*DINING AREA*



## KITCHEN

10'11" x 10'9" approx (3.33m x 3.28m approx)

Having a range of contemporary base and wall units with contrasting worksurfaces, ceramic one and a half sink and drainer with mixer tap, oven, hob, chimney style filter above, fridge/freezer, plumbing for automatic washing machine, serving hatch through to the dining area. Cupboard housing the central heating boiler, window and external access door to side.



## KITCHEN - ALTERNATIVE VIEW



## BEDROOM 1

11'11" x 11'10" approx (3.63m x 3.61m approx)

With fitted wardrobes, drawers and matching bedside cabinets and wall mounted headboard. Window to rear elevation.



### *BEDROOM 2*

8'10" x 6'11" approx (2.69m x 2.11m approx)  
Extending to 11'11".

With patio doors through to the conservatory.



### *EN-SUITE SHOWER ROOM*

With suite comprising a corner shower enclosure, vanity unit with wash hand basin, low flush W.C., tiled surround.



### *BEDROOM 3*

8'10" x 6'10" approx (2.69m x 2.08m approx)

With fitted wardrobes, desk and drawers and overhead storage.  
Window to side elevation.



### CONSERVATORY

12'3" x 10'10" approx (3.73m x 3.30m approx)  
With double doors to the rear garden.



### SHOWER ROOM

Suite comprising a large shower enclosure, vanity unit with wash hand basin and low flush W.C., tiling to the walls, cylinder/airing cupboard. Window to side elevation.



### OUTSIDE

A lawned garden extends to the front of the property with mature trees and shrubs. A long drive provides excellent off street parking and leads onwards to the single garage with electric up and over door.

The rear garden is lawned with a patio area and borders planted with a variety of shrubs. There is a greenhouse and a summerhouse/shed.



## REAR VIEW OF PROPERTY



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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 LAND TAX : TEMPORARY REDUCED RATES*

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

Property or lease premium or transfer value	SDLT rate
Up to £500,000	Zero
The next £425,000 (the portion from £500,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1.5 million)	10%
The remaining amount (the portion above £1.5 million)	12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

*VIEWING APPOINTMENT*

TIME .....DAY/DATE .....

SELLERS NAME(S) .....





Ground Floor



