



4 Jenny Brough Meadows, Hessle, East Yorkshire, HU13 0TE

- 📍 Immaculately Presented
- 📍 Modern Detached House
- 📍 Attractive Dining Kitchen
- 📍 4 Beds/2 Baths
- 📍 Double Garage
- 📍 Sought After Cul-De-Sac
- 📍 Woodland To Rear
- 📍 EPC - C

£379,950

INTRODUCTION

We are delighted to offer for sale this immaculately presented detached house which forms part of a small residential cul-de-sac and includes part of the woodland to the rear. Jenny Brough Meadows lies in the sought after development known as Tranby Park which is situated off Jenny Brough Lane, Hesse. This beautiful home is presented in walk into condition and briefly comprises an entrance hall, cloaks/W.C, delightful lounge, dining room, conservatory and a very attractive dining kitchen plus utility room. At first floor are four bedrooms, all with fitted furniture and the master has the additional benefit of a dressing room and en-suite. There is also a family bathroom featuring a claw footed bath. The accommodation has gas fired central heating and double glazing installed. Outside a double width driveway provides parking and access to the integral double garage. The rear garden incorporates a paved patio, lawned garden and a corner deck. The property also owns a portion of woodland which extends to the rear and runs right up to Jenny Brough Lane.

LOCATION

Jenny Brough Meadows is a small residential cul-de-sac, part of what forms the sought after development known as Tranby Park, situated off Jenny Brough Lane, Hesse. 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, banks 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

With stairs to first floor off. Internal door through to the garage.



W.C

Low level W.C and wash hand basin.

LOUNGE

12'0" x 16'9" approx (3.66m x 5.11m approx)
Plus bay window to front elevation.

Feature fireplace with "living flame" gas fire. Moulded coving. Double doors through to the dining room.



DINING ROOM

12'0" x 11'3" approx (3.66m x 3.43m approx)
With moulded coving and double doors leading through to the conservatory.



DINING ROOM - ALTERNATIVE VIEW



CONSERVATORY

13'0" x 11'4" approx (3.96m x 3.45m approx)
Overlooking the rear garden with double doors leading out to the patio.



DINING KITCHEN

13'6" x 13'2" approx (4.11m x 4.01m approx)
Having a range of shaker style base and wall mounted units with work surfaces, ceramic one and a half sink and drainer, integrated Neff double oven and combination microwave, five ring gas hob with filter above, dishwasher and fridge freezer. Windows overlook the rear garden.



DINING KITCHEN - ALTERNATIVE VIEW



FIRST FLOOR

LANDING

Windows to front elevation.

BEDROOM 1

13'10" x 12'0" approx (4.22m x 3.66m approx)

Having an extensive range of fitted furniture comprising wardrobes, dressing table and drawers. Window to front elevation. An archway leads through to the:



BEDROOM 1 - ALTERNATIVE VIEW



DRESSING AREA

Flanked by wardrobes and with door to:



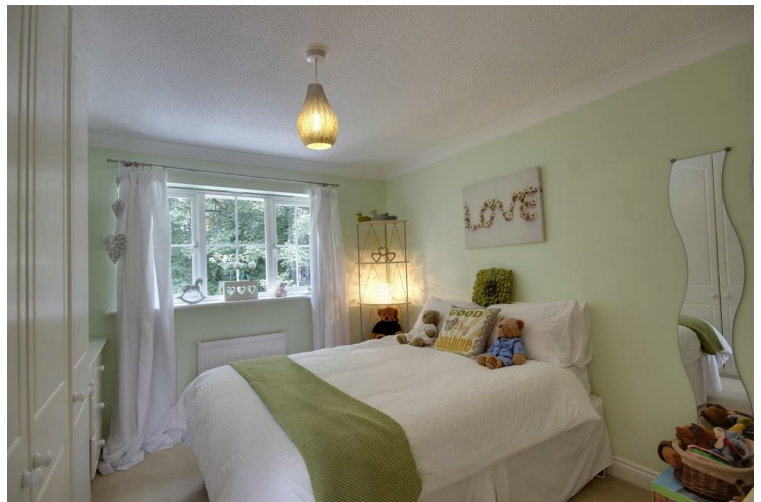
EN-SUITE

With suite comprising low level W.C, wash hand basin, corner shower cubicle. Tiling to the walls and floor.



BEDROOM 2

11'5" x 10'0" approx (3.48m x 3.05m approx)
With fitted wardrobes and drawers. Window to rear elevation.



BEDROOM 3

11'5" x 8'9" approx (3.48m x 2.67m approx)
With fitted wardrobes, desk/dressing table and drawers. Window to rear elevation.



BEDROOM 4

9'6" x 7'7" approx (2.90m x 2.31m approx)
With fitted wardrobes. Window to rear elevation.



BATHROOM

With suite comprising low level W.C, angled claw footed bath with mixer tap/shower attachment and wash hand basin set into a cabinet with a marble top.



OUTSIDE

Outside a double width driveway provides parking and access to the integral double garage. The rear garden incorporates a paved patio, lawned garden and a corner deck. The property also owns a portion of woodland which extends to the rear and runs right up to Jenny Brough Lane.



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 F. 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:

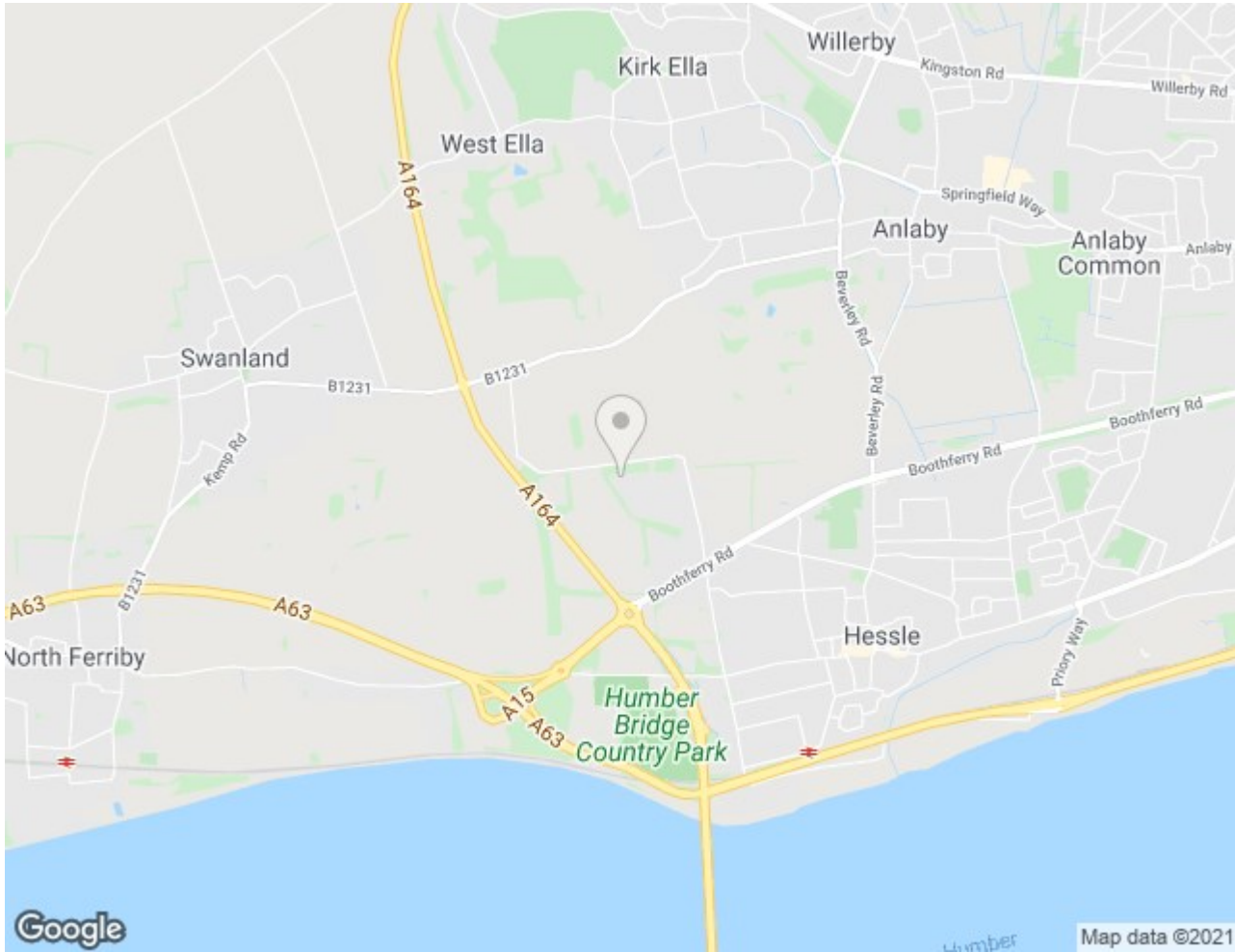
Property or lease premium or transfer value	SDLT rate
Up to £500,000	Zero
The next £425,000 (the portion from £500,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1.5 million)	10%
The remaining amount (the portion above £1.5 million)	12%

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

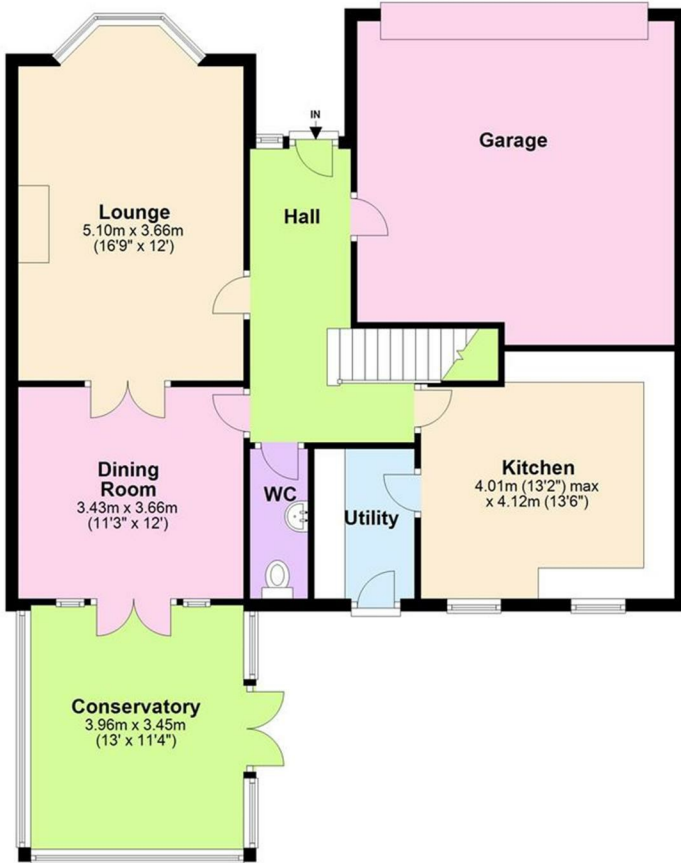
TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 107.5 sq. metres (1157.4 sq. feet)



First Floor

Approx. 71.2 sq. metres (766.7 sq. feet)



Total area: approx. 178.8 sq. metres (1924.1 sq. feet)

