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Matthew
Limb
MOVING HOME



19 Heads Lane, Hessle, East Yorkshire, HU13 0JH

- 📍 Beautiful New Home
- 📍 By Villawood Homes Ltd
- 📍 Individually Designed
- 📍 Top Notch Specification
- 📍 4 Beds/2 Baths
- 📍 Superb Open Plan Kitchen
- 📍 Large Rear Garden
- 📍 Help To Buy Available

£484,950

INTRODUCTION

What a specification this beautiful, brand new home has! Offering the very best of modern living, this is yet another fabulous development by Villawood Homes Ltd who are fast gaining a reputation of building stand out property of real quality within the local market.

This fine detached home is ideal for those looking for an individual home and have a keen eye for detail, a desire for spacious contemporary living and an appreciation of quality fittings and materials. Viewing is essential and the property comes complete with carpets/floor coverings and is therefore ready to move straight into.

Situated along the highly desirable Heads Lane, this individually designed home is created to exceed the expectations of today's sophisticated home buyer. Traditional build quality blends with an exceptionally high specification and includes four bedrooms with an en-suite to the master, large lounge with bay, study and the heart of the house is a stunning open plan kitchen/day room with designer kitchen from OKI of Willerby complete with contemporary fittings and an array of Siemens appliances. A wall of glass provides a view across the garden with wide sliders leading out. There is also a utility room with an internal door to the garage and a downstairs W.C.

Another feature of the property is its large rear garden. To the front a block set forecourt provides parking and access to the single garage.

HELP TO BUY

Ask about the "Help to Buy" scheme - not just available for first time buyers.

LOCATION

The property stands proudly on the well favoured street scene of Heads Lane, close to the junction with Boothferry Road. Hessle has the benefits of excellent facilities including its own selection of high street shops, restaurants and cafe bars, delicatessen and stylish boutiques together with the easily accessible transport links such as the Hessle railway station and local bus station. Hessle town centre also benefits from the Hessle community centre and library plus a broad range of medical facilities. There are numerous leisure activities nearby including cycle paths and country walks, Hessle lawn tennis club, Hessle RUFC, Hessle sporting club and Riverview bowls club. Local gyms together with Haltemprice leisure centre and swimming pool are just a short drive away and there are a number of excellent golf courses and sporting facilities. Excellent links to Hull city centre, just five miles to the east are available and immediate access is gained to the Humber bridge, ideal for travelling to North Lincolnshire and Humberside airport. Travelling in a westerly direction convenient access is available to the A63 which leads into the M62 motorway network. The successful Hesslewood Country Business Park and brand new Bridgehead Business Park development are both just a short distance away, along with the Priory Park office and retail complex.

EXTERIOR SPECIFICATION

- * Integral garage with electrically operated garage door
- * Front forecourt area with parking and block pavers
- * Contemporary grey finish uPVC double glazing to windows with wide aluminium sliding doors to the day room
- * Generous rear landscaped garden with mature planting, established hedging and contemporary fencing to boundaries plus a full width patio
- * External lighting to front and rear elevations and electric socket and outside water tap

INTERIOR SPECIFICATION

- * Stylish front entrance door with 5 point locking system
- * Staircase with glass balustrade and oak detail
- * Designer fitted kitchen by "OKI" of Willerby. Contemporary high gloss units include a grand island with pendant lights over, contemporary worktops
- * Extensive range of built in appliances and refrigeration equipment to the kitchen area as well as space for a washing machine and tumble dryer to the separate utility room. The top end appliances include twin Siemens ovens, combination microwave, warming drawer, induction hob and a ceiling mounted extractor. There is also a fitted dishwasher and a designer sink with mixer tap.
- * Stainless steel socket and switch fittings.
- * Master bedroom with a beautifully appointed en-suite including a large walk in shower with multi-jet shower, sink, vanity unit and W.C, plus contemporary tiling to walls and floor
- * Family bathroom includes bath, separate shower, sink and W.C with contemporary tiling
- * Comprehensive pre-wiring for multi-room T.V system
- * Fitted with security intruder alarm
- * Energy efficient gas fired central heating system to include underfloor heating to the ground floor living area
- * Fully decorated
- * All carpets and flooring included

ENTRANCE HALL

Having a stylish front entrance door with five point locking system. A traditional built staircase leads to the first floor with oak detailing and glass balustrade.



ALTERNATIVE VIEW



CLOAKS/W.C

With low level W.C and wash hand basin.



LOUNGE

14'5" x 13'6" approx (4.39m x 4.11m approx)
With bay window to front elevation.



STUDY

13'6" x 6'4" approx (4.11m x 1.93m approx)
With window to side elevation.



KITCHEN/DAY ROOM AREA

23'10" x 23'2" approx (7.26m x 7.06m approx)

A simply stunning space which combines a spectacular kitchen with areas to dine and relax in. This open plan area has a wall of glazing to one end with wide sliding doors opening out to the good sized garden beyond. There is a large lantern light letting light flood in and a tiled floor extends throughout. The high end designer kitchen is supplied by "OKI" of Willerby and comprises a range of sleek high gloss handleless units with contemporary work surfaces and a grand island. High end appliances have also been fitted which include twin Siemens double ovens and a combination microwave with warming drawer. There is also an induction hob with ceiling mounted extractor hood above, fridge, freezer and dishwasher.



ALTERNATIVE VIEW



ALTERNATIVE VIEW



ALTERNATIVE VIEW



DAY ROOM AREA



UTILITY ROOM

With matching fitted units to the kitchen, sink and drainer with mixer tap. Tiling to the floor. External access door to rear and internal door through to the garage.



FIRST FLOOR

LANDING

With a glass and oak detailed balustrade.



BEDROOM 1

16'0" x 12'9" approx (4.88m x 3.89m approx)
Window to rear elevation.



EN-SUITE SHOWER ROOM

A beautifully appointed en-suite comprising a walk-in shower with multi-jet shower system and glazed partition, low level W.C and wash hand basin with set in fitted drawers and having an illuminating mirror above. Heated towel rail, contemporary tiling to the walls and floor.



BEDROOM 2

13'0" x 12'8" approx (3.96m x 3.86m approx)
Window to front elevation.



BEDROOM 3

20'3" x 9'5" approx (6.17m x 2.87m approx)
Window to front elevation.



BEDROOM 4

10'0" x 8'4" approx (3.05m x 2.54m approx)
Window to front elevation.



BATHROOM

With stunning four piece suite comprising an oval shaped free-standing bath with central mixer tap, independent shower cubicle, low level W.C and wash hand basin with fitted drawers below and illuminated mirror above. Contemporary tiling to walls and floor, heated towel rail.



OUTSIDE

A block set front provides off road parking and access to the single garage. The large rear garden has a full width patio with turfed garden beyond. A contemporary fence and hedge extends to the boundaries.



REAR VIEW OF 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.

TENURE

Freehold

COUNCIL TAX BAND

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

TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 119.1 sq. metres (1282.2 sq. feet)




First Floor

Approx. 78.3 sq. metres (842.5 sq. feet)



Total area: approx. 197.4 sq. metres (2124.8 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	