



Villawood



BELMONT PARK

HESSLE

A SELECT DEVELOPMENT
OF JUST 2 INDIVIDUALLY DESIGNED HOMES

Beautiful homes
of exceptional quality



Villawood Homes are proud to present Belmont Park...

An exclusive development of just two new luxury 4 bed detached homes situated within The Coachings, Hessle. Located close to the striking water front of Hessle Foreshore and the iconic Humber Bridge.

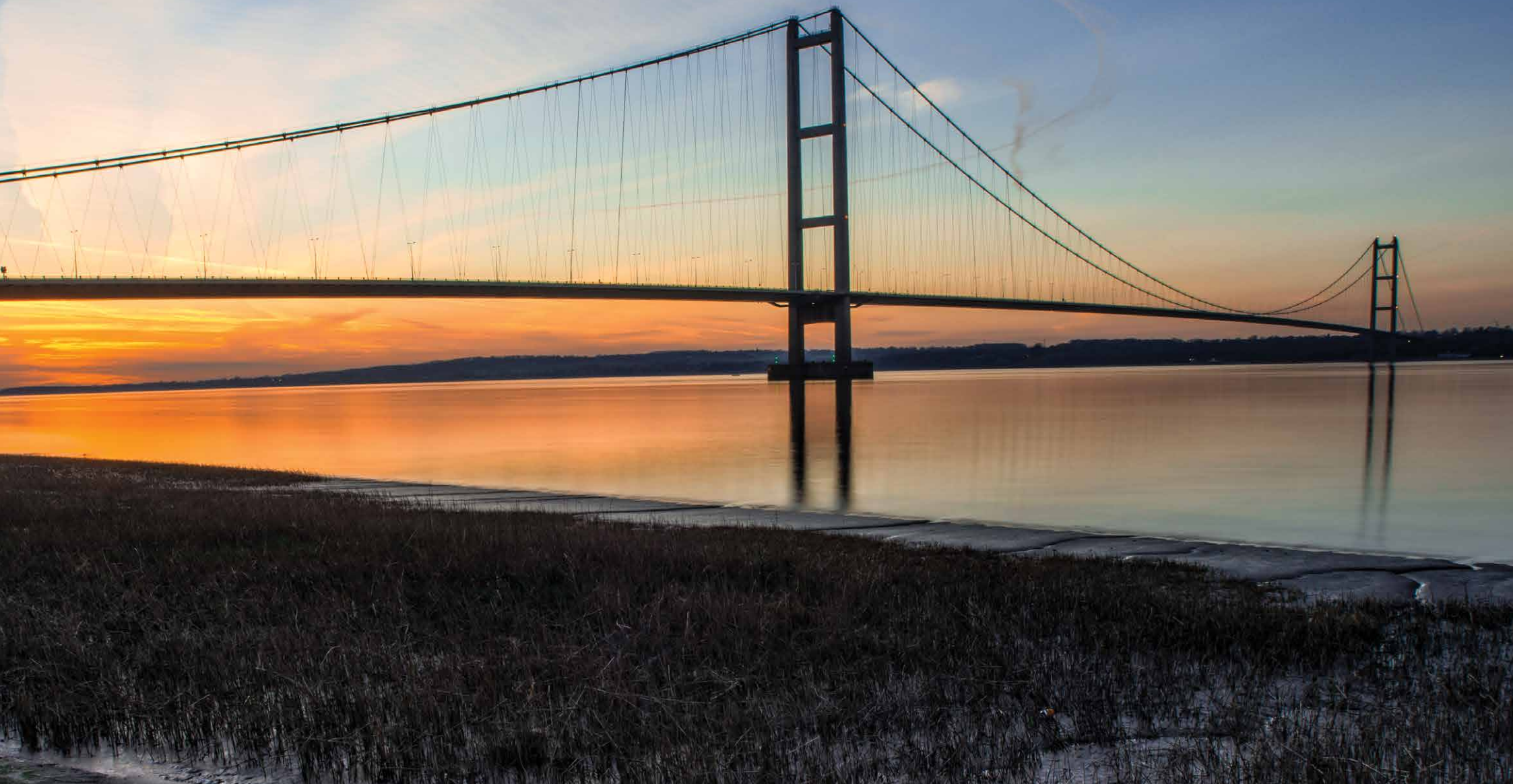
Each new individually designed home is created to exceed the expectations of todays sophisticated homebuyer in terms of location, build quality, interior specification and sustainability. Each new home will blend traditional build quality with contemporary design to include 4 bedrooms, two with En suite, open plan kitchen/dayroom living, lounge, study, utility room, cloakes and integral garaging.

Externally each home will have a landscaped walled garden to the rear with a generous south facing patio area ideal for alfresco dining and entertaining. The front forecourt and entrance is to be finished in block paving.

This development is ideally located for commuting into Hull and East Yorkshire and beyond with excellent road links within 1.5 miles. Hessle train station is just a short walk away from the development as is Hessle High School and Sixth Form Academy and local shops. Also just a short walk along the Foreshore of the Humber Estuary is the iconic Humber Bridge with its Nature Park and interesting country walks and Historic nature trails.



A stunning location near
the iconic Humber Bridge



The historic town of Hessle

Hessle town square is just a short walk from our Belmont Park development with all the benefits of the excellent facilities it has to offer including a selection of high street shops, restaurants and café bars, delicatessen and stylish boutiques together with the easily accessible transport links including the Hessle railway station and local bus station.

Hessle Town centre also benefits from the Hessle Community Centre and library and 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. The Velocity Fitness Gym and Spa and the Haltemprice Leisure Centre and swimming pool are just a short drive away as are a number of excellent golf clubs and sporting facilities.

Commerce

The Belmont Park development has excellent links to Hull City Centre, just 5 miles to the east. 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. Good road links to the Humber Bridge offers excellent access to North Lincolnshire and Humberside Airport together with very easy access to the M62 motorway network.





Plot 1

4 Bedroom House



Total Area: Approx. 2200 sq. ft

Dimensions

Ground Floor

Entrance Hall: NA

WC: NA

Study:

3.338m x 2.938m (10'11" x 9'7")

Lounge:

5.900m x 3.900m (19'4" x 12'9")

Kitchen/Day Room:

8.630m x 3.900m (28'3" x 12'9")

Utility:

1.980m x 1.686m (6'6" x 5'6")

Garage:

6.000m x 3.000m (19'8" x 9'10")

First Floor

Landing: NA

Bedroom 1:

5.900m x 4.650m (19'4" x 15'3")

Ensuite: NA

Bedroom 2:

4.700m x 4.650m (15'5" x 15'3")

Ensuite: NA

Bedroom 3:

4.750m x 2.950m (15'7" x 9'8")

Bedroom 4:

4.650m x 3.100m (15'3" x 10'2")

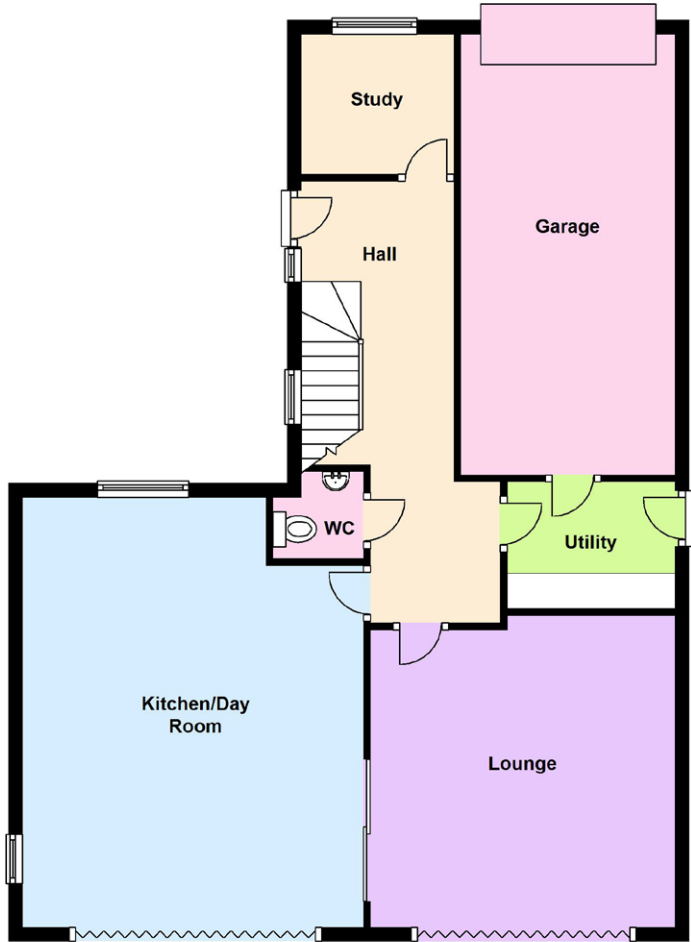
Bathroom: NA



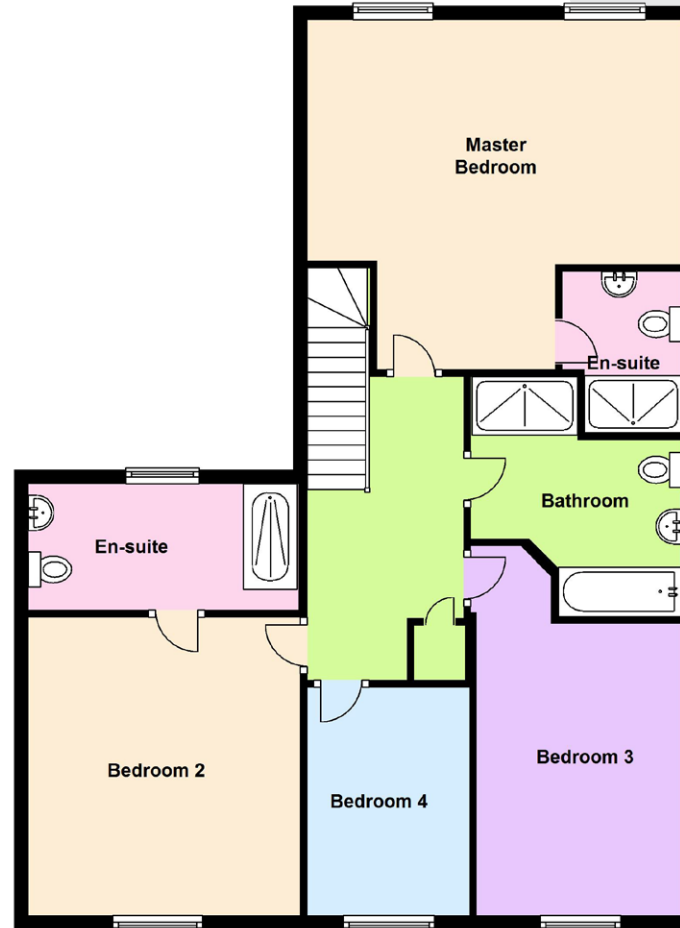
Plot 2

4 Bedroom House

Ground Floor



First Floor



Dimensions

Ground Floor

Hallway: NA

Cloaks/WC: NA

Study:

2.350m x 2.000m (7'8" x 6'7")

Lounge:

4.445m x 4.360m (14'7" x 14'3")

Kitchen/Day Room:

6.145m x 4.371m (20'2" x 14'4")

Utility:

2.400m x 1.800m (7'10" x 5'10")

Garage:

6.000m x 3.065m (19'8" x 10')

First Floor

Landing: NA

Bedroom 1:

5.300m x 5.100m (17'4" x 16'8")

EnSuite: NA

Bedroom 2:

4.200m max. x 3.300m (13'9" x 10'10")

EnSuite: NA

Bedroom 3:

5.250m max. x 2.950m (17'2" x 9'8")

Bedroom 4:

3.200m max. x 3.250m (10'6" x 10'7")

Bathroom: NA

Total Area: Approx. 1800 sq. ft

Offering individually designed accommodation over two floors set close to the Hessle Foreshore in the East Riding of Yorkshire.

Exterior	Interior	
<ul style="list-style-type: none">• Integral garage with electronically operated up and over door.	<ul style="list-style-type: none">• Stylish front entrance door with 5 point locking system.	<ul style="list-style-type: none">• 2nd Bedroom to have En suite with walk in shower, sink with vanity unit and WC. Contemporary tiling.
<ul style="list-style-type: none">• Front forecourt area and parking in block pavers	<ul style="list-style-type: none">• Traditionally built timber staircase and balustrading.	<ul style="list-style-type: none">• Family Bathroom to include a bath, separate shower, sink and WC. Contemporary tiling.
<ul style="list-style-type: none">• Traditional Brick and Artsone detailing to all elevations.	<ul style="list-style-type: none">• High Gloss Kitchen units with contrasting quartz or granite worktops set in "open" Kitchen/ Breakfast/Dayroom.	<ul style="list-style-type: none">• Comprehensive pre wiring for multi room TV system.
<ul style="list-style-type: none">• Contemporary grey finish UPVC double glazing to windows with Aluminium Bi fold doors to the Lounge and Kitchen/Dayroom.	<ul style="list-style-type: none">• Extensive range of built in cooking appliances and refrigeration equipment to the kitchen area as well as washing machine and tumble dryer in separate Utility room.	<ul style="list-style-type: none">• Fitted with a security alarm system.
<ul style="list-style-type: none">• Rear garden to be landscaped with full width rear patio and brick wall to southern boundary.	<ul style="list-style-type: none">• Contemporary moveable wall panel system between Dayroom and Lounge.	<ul style="list-style-type: none">• Energy efficient gas fired central heating system. To include underfloor heating to the ground floor living area.
<ul style="list-style-type: none">• External lighting to front and rear elevations and rear external electric socket.	<ul style="list-style-type: none">• Master Bedroom En suite is beautifully appointed to include a large walk in shower, sink with vanity unit and WC. Contemporary tiling.	<ul style="list-style-type: none">• All decoration to be completed with a choice of colours and all timber work to be finished in satin wood.• All carpets and flooring included.
<ul style="list-style-type: none">• Outside tap.		



BELMONT PARK, HESSLE, EAST RIDING OF YORKSHIRE HU13 0HD



TELEPHONE: 01482 669982 EMAIL: INFO@MATTHEWLIMB.CO.UK

MATTHEW LIMB ESTATE AGENTS LTD, UNIT 2, WELTON ROAD RETAIL PARK, BROUGH, EAST YORKSHIRE, HU15 1AF

TELEPHONE: 07825 292888 / 07595 643374 EMAIL: INFO@VILLAWOOD.CO.UK

VILLAWOOD HOMES LTD, VILLAWOOD HOUSE, 4 NORTHGATE MEWS, COTTINGHAM, HU16 5RT