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Matthew
Limb
MOVING HOME



2 Cliff Cottages, Hessle, East Yorkshire, HU13 0HE

- 📍 Magnificent Views
- 📍 The Humber & Beyond
- 📍 Delightful Cottage
- 📍 Move Straight In
- 📍 Fabulous Kitchen
- 📍 2 Bedrooms
- 📍 Great Appeal
- 📍 EPC - D

£169,950

INTRODUCTION

You won't find many better views than this! This delightful property enjoys magnificent views from the front of the River Humber, iconic Humber Bridge and Lincolnshire Wolds beyond. The property has been beautifully refurbished with many brand new fittings and floor coverings thus making it ready to move straight into and enjoy. The property has garden space to the front together with a veranda ideal for enjoying the stunning views. The accommodation comprises an attractive lounge and a fabulous dining kitchen with integrated appliances. There is also a rear lobby and downstairs bathroom. Upon the first floor are two double bedrooms. A further staircase leading up to the attic area and affords further potential. The accommodation has the benefit of gas fired central heating and uPVC double glazing.



AGENTS NOTE

The surrounding area is currently undergoing comprehensive flood alleviation works with the usual car parking facilities disrupted. In the short term there is a residents parking compound available opposite on Cliff Road and it is understood that once completed the area will afford on-street communal parking provision which could well be available with resident permits in due course.

LOCATION

Location, location, location is the old adage and one which is certainly true when considering this delightful property. Rarely available are properties which enjoy such unrivalled views with a panoramic aspect to the front across the River Humber of the Humber Bridge and Lincolnshire Wolds beyond. This special location is also ideal for those seeking a relaxing lifestyle with the delightful riverside walks available and Hesse's well regarded Country Park nearby. At the far end of Cliff Road, standing on the river bank, is the Country Park public house and restaurant providing an ideal retreat to rewind and relax. The vibrant town of Hesse is well placed for access towards Hull City Centre via Clive Sullivan Way or in a westerly direction connecting into the national motorway network. Hesse also has its own railway station and there are an excellent range of shops and amenities to be found clustered around the centre.



ACCOMMODATION

Residential entrance door to:

LOUNGE

12'0" x 11'10" approx (3.66m x 3.61m approx)

An attractive lounge with window to front and marble fireplace to chimney breast.



INTERNAL LOBBY

With understairs storage cupboard.

DINING KITCHEN

12'0" x 12'0" approx (3.66m x 3.66m approx)

Having a beautiful range of dual toned units with range cooker, extractor hood above, ceramic sink, fridge, freezer, plumbing for automatic washing machine. Recessed downlighters to ceiling. Window to rear elevation. A doorway leads to the staircase which leads to the first floor.



DINING KITCHEN - ALTERNATIVE VIEW



REAR LOBBY

With external access door to yard.

BATHROOM

With modern suite comprising low level W.C, wash hand basin and bath.



FIRST FLOOR

BEDROOM 1

12'0" x 12'0" approx (3.66m x 3.66m approx)
Window to front providing fabulous views of the Humber Bridge and River Humber.



BEDROOM 2

12'0" x 12'0" approx (3.66m x 3.66m approx)
Window to rear. A door provides access to a staircase which leads up to the attic area.



ATTIC AREA

20'1" x 10'6" approx (6.12m x 3.20m approx)

This attic space has a Velux window and affords plenty of further potential.



OUTSIDE

The property forms part of a row of cottages accessed via a pedestrian path from Cliff Road. There is a garden area to the front and a small yard to the rear.



SURROUNDING AREA

The surrounding area is currently undergoing comprehensive flood alleviation works with the usual car parking facilities disrupted. In the short term there is a residents parking compound available opposite on Cliff Road and it is understood that once completed the area will afford on-street communal parking provision which could well be available with resident permits in due course. Currently there are two derelict properties located to the rear of the subject property. It is understood that a planning application is imminent for the redevelopment of the site for quality housing which will only enhance the area further.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. 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:

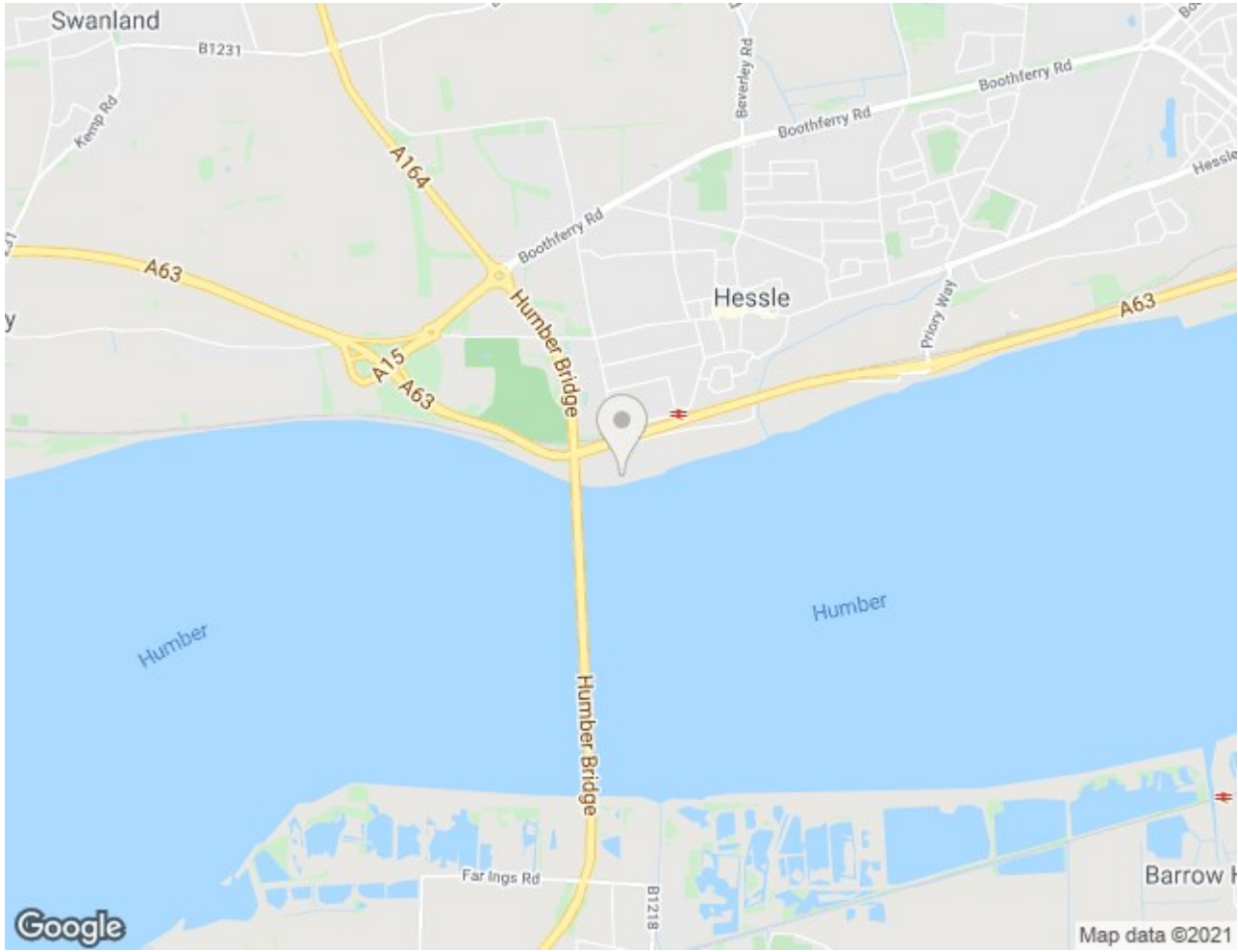
Property or lease premium or transfer value	SDLT rate
Up to £500,000	Zero
The next £425,000 (the portion from £500,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1.5 million)	10%
The remaining amount (the portion above £1.5 million)	12%

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)



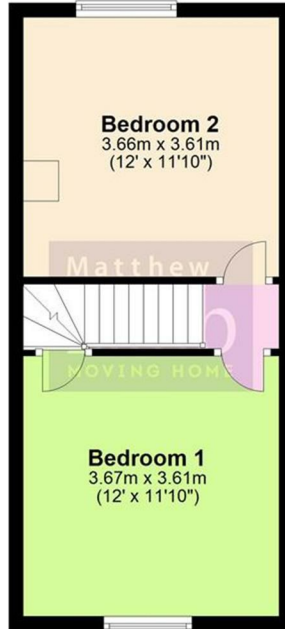
Ground Floor

Approx. 39.8 sq. metres (428.7 sq. feet)



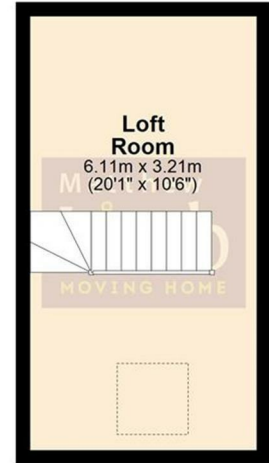
First Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



Second Floor

Approx. 19.6 sq. metres (210.9 sq. feet)



Total area: approx. 89.9 sq. metres (967.2 sq. feet)

