

Whitakers

Estate Agents



40 Cliff Road, Hessle, HU13 0HB

Offers Over £230,000

A unique opportunity has arisen to acquire this stunning two bedroom traditional cottage, beautifully situated to enjoy superb river views in a peaceful location, close to the Country Park.

Having recently undergone a host of enhancements by the current owners, this delightful property briefly comprises of entrance hall with arch window providing views over the river, front facing lounge with feature fireplace and log burner, dining area/study, stylish kitchen with a range of fitted units, solid Oak worktops and a number of integrated appliances together with french doors leading to the rear garden, downstairs cloakroom/w.c. The first floor boasts two double bedrooms and tiled bathroom with limestone flooring and three piece suite comprising bath with rainfall shower over, vanity basin and low flush W.C.

Externally, to the front there is a paved and gravelled garden which extends to the side of the property where there is an enclosed storage space. To the rear of the property there is a paved and gravelled garden with fencing to the surround and pedestrian access to the off street parking.

Made to measure blinds to all the windows will be included.

Early viewing is highly recommended to fully appreciate the accommodation and the enviable outlook offered.

Front External



Description

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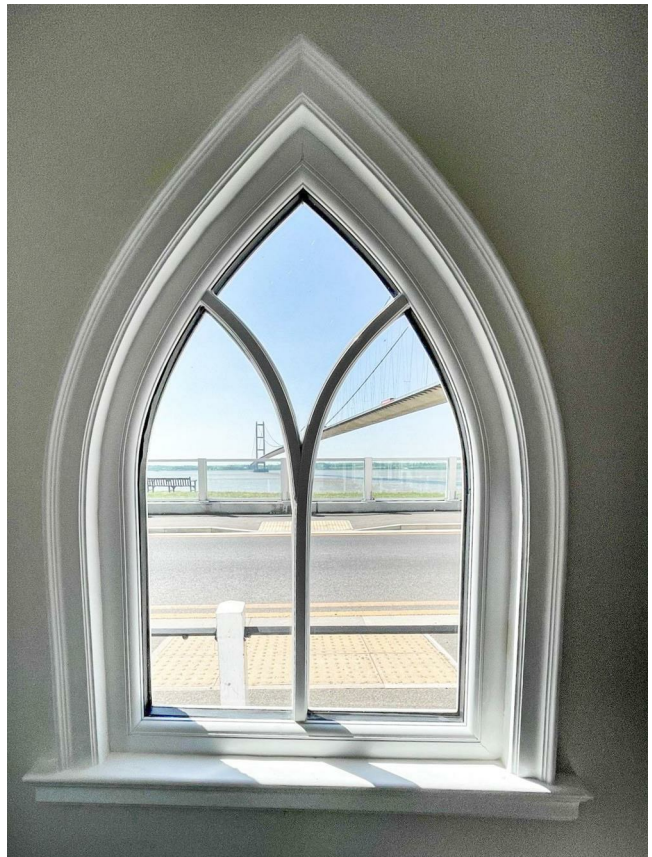
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The accommodation comprises:

Entrance hall



Upvc double glazed entrance door, feature arched window with views over the Humber, Amtico flooring.

Lounge 11'7" x 11'3" max (3.55m x 3.44 max)



Upvc double glazed window to the front elevation with amazing views, further Upvc double glazed window to the side elevation, gas central heating radiator, feature period fireplace with a log burner and Amtico flooring. Leads onto:

Study/Dining Area 7'6" x 6'2" max (2.30m x 1.88 max)



Gas central heating radiator, Amtico flooring, downlighters, under stairs storage cupboard and staircase to the landing off.

Kitchen 13'9" x 11'5" max (4.20m x 3.50m max)



Upvc double glazed French windows leading to the gardens and a further Upvc double glazed window, gas central heating radiator, limestone flooring, fitted with a comprehensive range of White gloss style kitchen units with solid Oak worktops and a breakfast bar, stainless steel single drainer sink unit with a mixer tap, stainless steel double oven, induction hob with a cooker hood over, integrated dishwasher, fridge freezer and washing machine, wine chiller and gas central heating boiler.

Cloakroom/W.C.



Fitted with a modern suite comprising low flush W.C., wash hand basin, tiling to walls with glass tiled inset, tiled floor.

Landing
Access to the loft space. Leads to:

Bedroom One 11'5" x 11'5" max (3.50m x 3.50 max)



Upvc double glazed window with views of the Humber and the bridge and a gas central heating radiator.

Bedroom Two 11'5" x 9'7" plus alcove (3.50m x 2.94m plus alcove)



Upvc double glazed window, gas central heating radiator and fitted wardrobes with sliding doors.

Bathroom



Fully tiled walls and limestone flooring, fitted with a three piece suite comprising panelled bath with a handheld mixer shower and rainfall shower and screen, vanity wash basin and a low flush WC, and an extractor fan.

Gardens



To the front of the property there is a paved and gravelled garden which extends to the side of the property where there is an enclosed storage space – external lighting and electrical sockets are provided.. At the rear of the property there is a paved and gravelled garden with fencing to the surround and pedestrian access to the off street parking.

Tenure
Freehold

Council Tax
East Riding of Yorkshire Council – Band C

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

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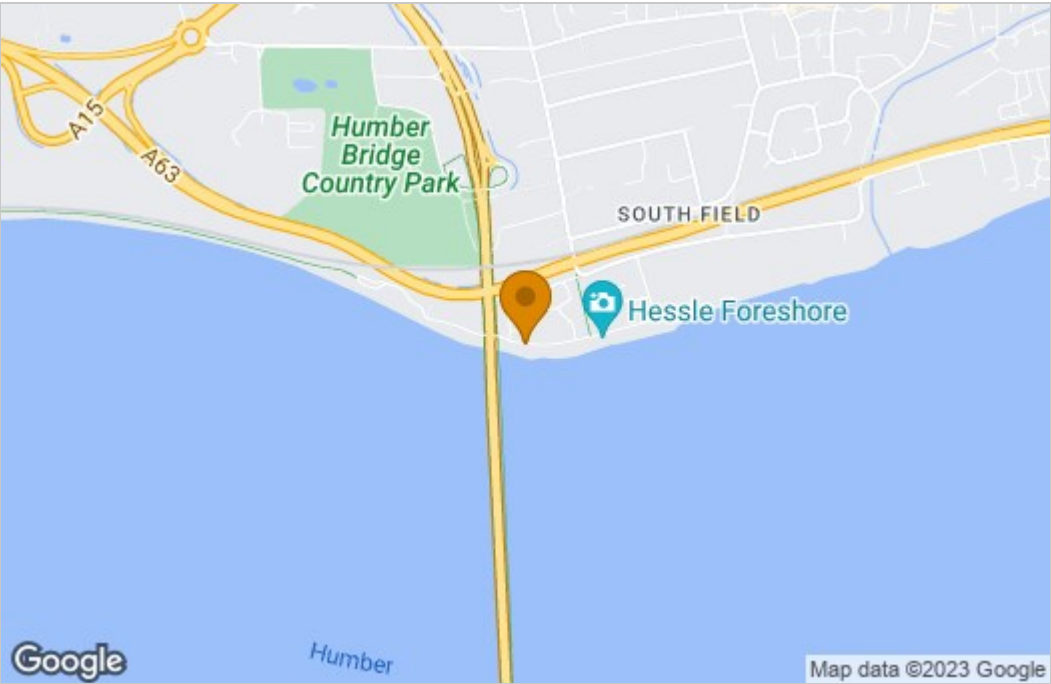
Floor Plan



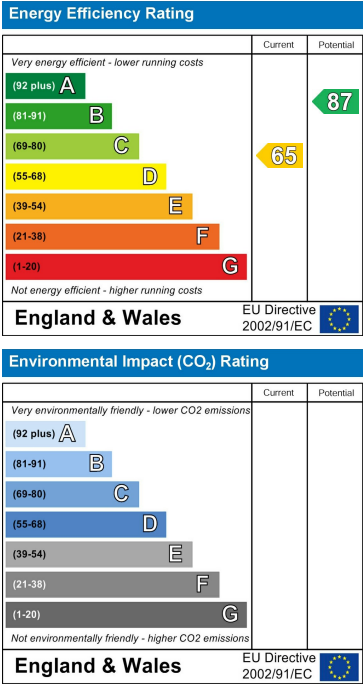
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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