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**Limb**  
MOVING HOME



## 2 The Coachings Cliff Road, Hessle, East Yorkshire, HU13 0HD

- 📍 Detached Family Home
- 📍 Self Contained Annex
- 📍 Contemporary Kitchen
- 📍 Council Tax Band = E

- 📍 Three/Four Bedrooms
- 📍 Lounge With Log Burner
- 📍 Gardens & Driveway
- 📍 Freehold / EPC = D

£375,000

## INTRODUCTION

This substantial detached residence offers a rare degree of flexibility, combining a well-appointed three-bedroom family home with a self-contained one-bedroom annex. Ideal for multi-generational living or as premium guest accommodation, the property provides distinct living areas while maintaining a cohesive feel. The main house features a spacious lounge anchored by a log-burning stove, leading through to a bright conservatory. A particular highlight is the contemporary kitchen, which flows into a second conservatory, creating an expansive open-plan environment with direct access to the rear garden.

The first floor of the primary residence hosts three well-proportioned bedrooms, including a principal suite with en-suite facilities and a modern family bathroom. The adjacent annex is fully equipped with its own lounge, kitchen, bedroom, and en-suite, offering total independence for long-term guests or relatives. Externally, the property is framed by lawned gardens that wrap around the front, while the rear garden features a patio and side lawn designed for relaxation. A block-paved driveway provides convenient off-street parking for up to three vehicles.

## LOCATION

The property is situated within The Coachings, a small residential cul-de-sac located close to the striking waterfront of Hessle Foreshore and the iconic Humber Bridge. Hessle is a vibrant west Hull town and has an array of shops and amenities. The Weir includes cafés, restaurants, stylish cocktail bar, designer boutiques, hair salons, beauty salons, take away, delicatessen, banks and newsagents. Further amenities are located around Hessle Square including a supermarket, chemist, newsagents, bank, gift shop and health centre. Local schooling includes primary - Hessle All Saints Church of England and Hessle Penshurst. Secondary schooling is at Hessle High School. Hessle also has its own mainline railway station with links to Hull, Doncaster, Leeds, Sheffield, Manchester, Brough and London's 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

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:



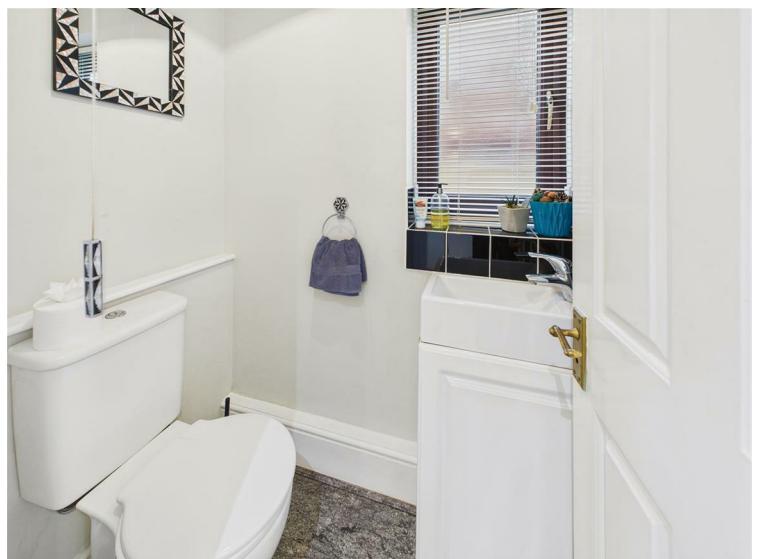
## ENTRANCE HALLWAY

With staircase leading up to the first floor and cupboard under.



## CLOAKS/W.C.

with low flush W.C. and wash hand basin. Window to side.



## LOUNGE

Spacious living area with log burning stove upon a stone tiled hearth. Bay window to the front elevation and window to side. Double doors open through to the conservatory.





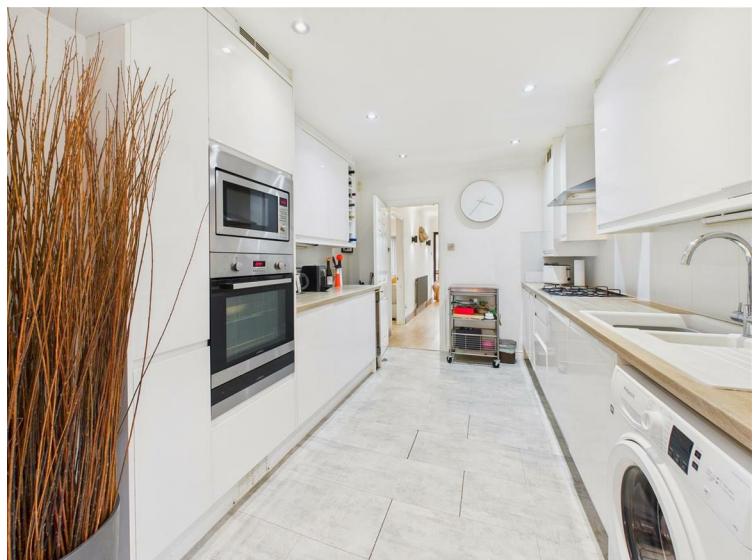
### CONSERVATORY

With door leading to the side.



## KITCHEN

Fitted with sleek high gloss base and wall units and complementing worktops incorporating a one and a half bowl sink and drainer with mixer tap. Integrated appliances include an oven, microwave, warming drawer, four ring gas hob, dishwasher and wine chiller. There is plumbing for a washing machine, inset spot lights and the room opens through to a further conservatory.



## CONSERVATORY

With double doors leading out to the rear garden.



## FIRST FLOOR

### LANDING

With cylinder/airing cupboard and loft access hatch.

### BEDROOM 1

Window to front.



### EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, fitted cabinets with wash hand basin and low flush W.C. Heated towel rail, inset spot lights and window to front.



### BEDROOM 2

Window to rear.



### BEDROOM 3

Window to rear.



## BATHROOM

With suite comprising a bath with shower attachment, shower enclosure, vanity unit with wash hand basin and low flush W.C. Heated towel rail, inset spot lights and window to rear.



## SELF CONTAINED ANNEXE

The annex can be accessed via a gate to the side of the property or from the main house via the rear garden.

## ANNEXE ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

## LOUNGE

With log burning stove, window to the front elevation and French doors leading to the garden which is shared with the main house.



## KITCHEN

Having a range of modern base and wall units with complementing worktops, one and a half bowl sink and drainer with mixer tap, cooker point, plumbing for a washing machine and space for fridge/freezer. Window and external access door to side. Large storage cupboard/wardrobe.



## BEDROOM

With window to the front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail.



## OUTSIDE

The property is framed by lawned gardens that wrap around the front, while the rear garden features a patio and side lawn designed for relaxation. The rear garden can be accessed from both the main house and the annex. A block-paved driveway provides convenient off-street parking for up to three vehicles. There is an EV charging point and security lighting.



## DRIVEWAY



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## 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.

## PROPERTY TO SELL?

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.

## HEATING

The property benefits from gas central heating to radiators via a boiler fitted in August 2025.

## GLAZING

The property benefits from double glazing.

