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**Limb**  
MOVING HOME



*Gosling Cottage, 52 Cliff Road, Hessle, East Yorkshire, HU13 0HB*

- 📍 Delightful Cottage
- 📍 Stunning River Views
- 📍 Two Double Bedrooms
- 📍 Council Tax Band = C
- 📍 Bathroom & En-Suite
- 📍 Garden & Parking
- 📍 No Onward Chain!
- 📍 Freehold / EPC = C

*Offers Around £215,000*



## INTRODUCTION

Gosling Cottage is a delightful property that enjoys stunning, uninterrupted views over the Humber Estuary and the iconic Humber Bridge. This charming home is part of a picturesque row of cottages, each with its own distinctive painted porch, creating a beautiful and unique setting. Recently decorated and offered with no onward chain, this home is ready for its new owners.

The accommodation is both practical and comfortable, with the benefits of gas central heating, uPVC double glazing and solar powered water heating. The well-proportioned accommodation includes a convenient entrance porch, a comfortable lounge, a cloaks/W.C. and a dining kitchen complete with appliances. Upstairs, there are two double bedrooms, a main bathroom, and an en-suite shower room. Outside, a lovely front garden provides an ideal spot to relax and watch the world go by. To the rear, a courtyard garden offers a secluded space for outdoor living, with a gate providing access to the rear and off-street parking.

## LOCATION

Located on Cliff Road, Gosling Cottage is situated in a truly unique position, enjoying exceptional views over the Humber Estuary and the iconic Humber Bridge. The property is a short stroll from Hessle Foreshore, a popular area for walks and enjoying the scenic waterfront.

Hessle town centre, with its vibrant array of amenities, is also within easy reach. The Weir and Hessle Square offer a wide variety of local shops, restaurants, pubs, and cafes. The area is well-regarded for its transport links, with convenient access to the A63, connecting to Hull city centre and the national motorway network (M62). Hessle also has its own mainline railway station, providing connections to Hull, Brough, and beyond, making it an ideal location for commuters.



## ACCOMMODATION

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

Residential entrance door to:

## ENTRANCE PORCH

With tiled floor and entrance door to:



## LOUNGE

With Dimplex wall mounted electric fire, staircase leading up to the first floor and window overlooking the Humber.



## CLOAKS/W.C.

With suite comprising a low flush W.C. and wash hand basin.



## DINING KITCHEN

Having a range of modern base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer with mixer tap plus integrated appliances including an oven, four ring hob with filter hood above, dishwasher and fridge/freezer. Tiled floor, window and French doors to the rear.



## FIRST FLOOR

## LANDING



## BEDROOM 1

Window to rear.



## EN-SUITE

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to rear.



## BEDROOM 2

With large storage cupboard housing the cylinder and gas central heating boiler. Window to the front elevation with views across the Humber.





## BATHROOM

With suite comprising a shaped bath with shower over and screen, wash hand basin and low flush W.C. Tiled surround, tiled floor.



## OUTSIDE

Outside, a lovely front garden provides an ideal spot to relax and watch the world go by. To the rear, a courtyard garden offers a secluded space for outdoor living, with a garden shed and gate providing access to the rear and off-street parking.



## HUMBER VIEWS



## TENURE

Freehold

## COUNCIL TAX BAND

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



## AGENTS NOTE

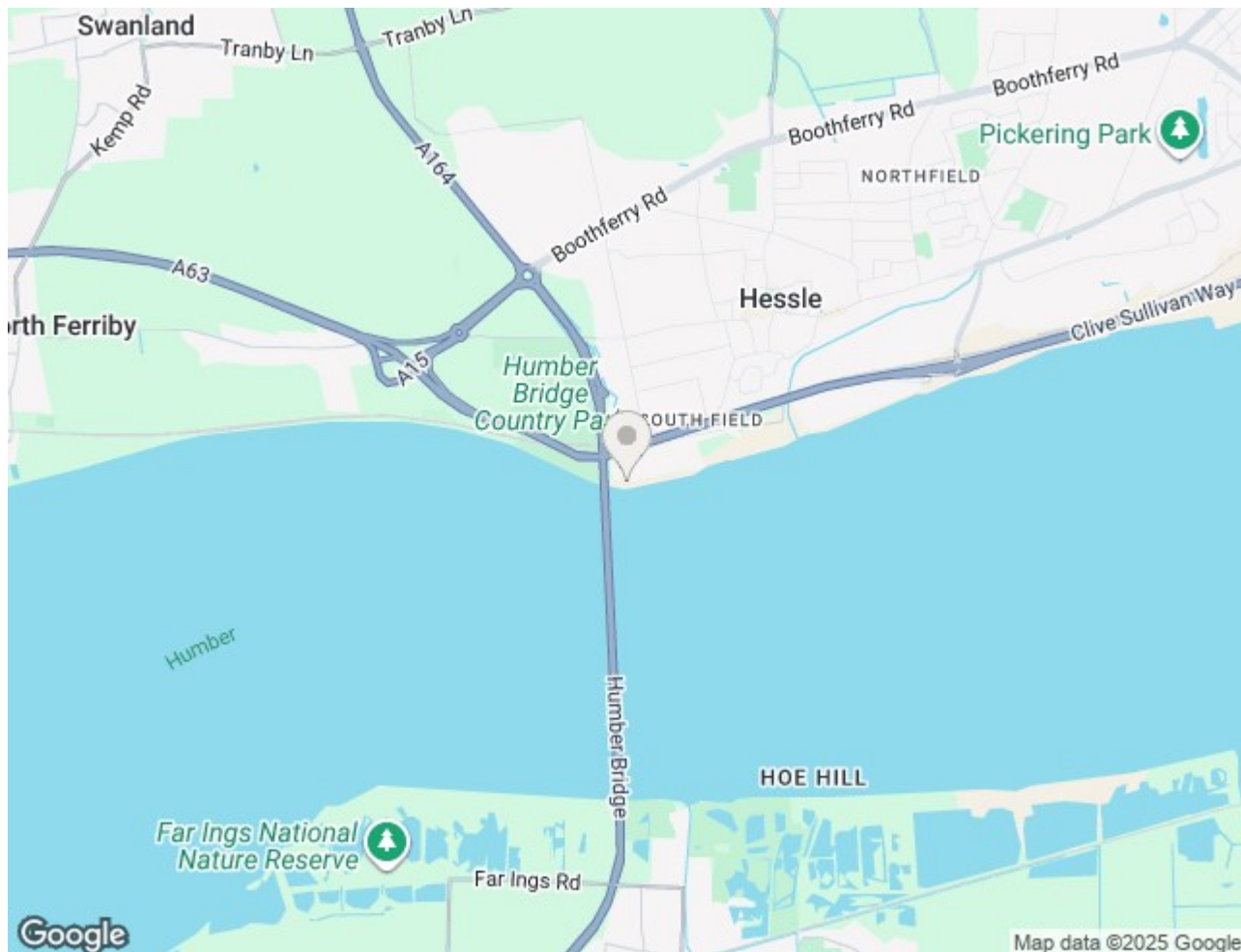
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

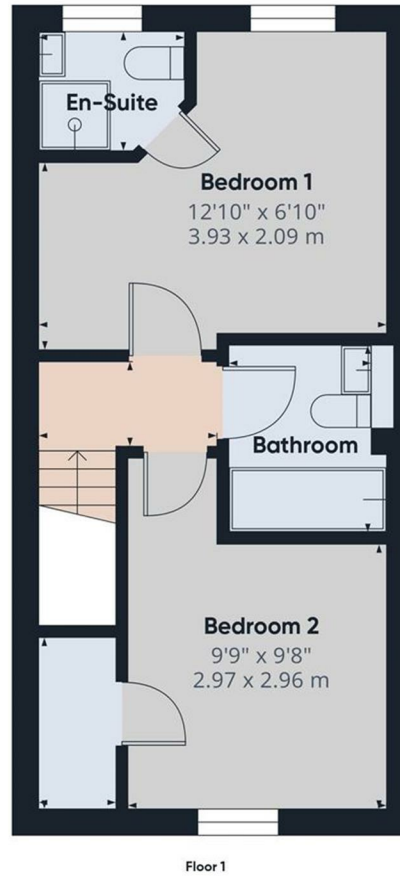
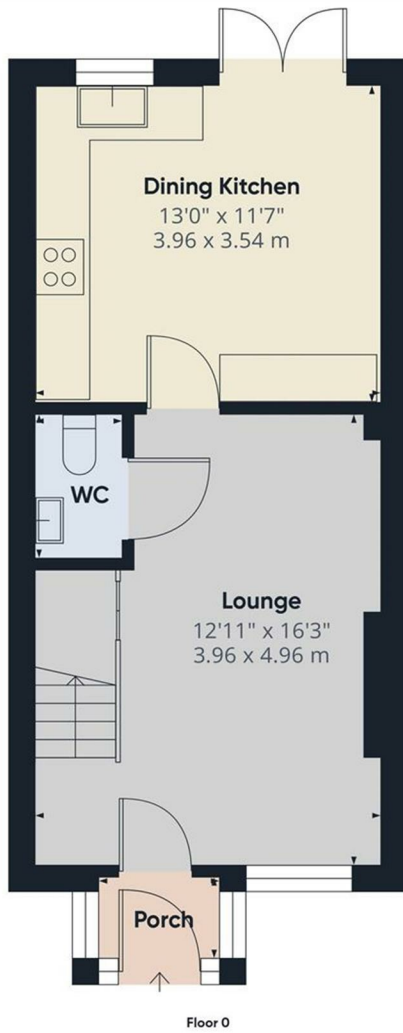
## PHOTOGRAPH DISCLAIMER

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.






Approximate total area<sup>(1)</sup>  
704 ft<sup>2</sup>  
65.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

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