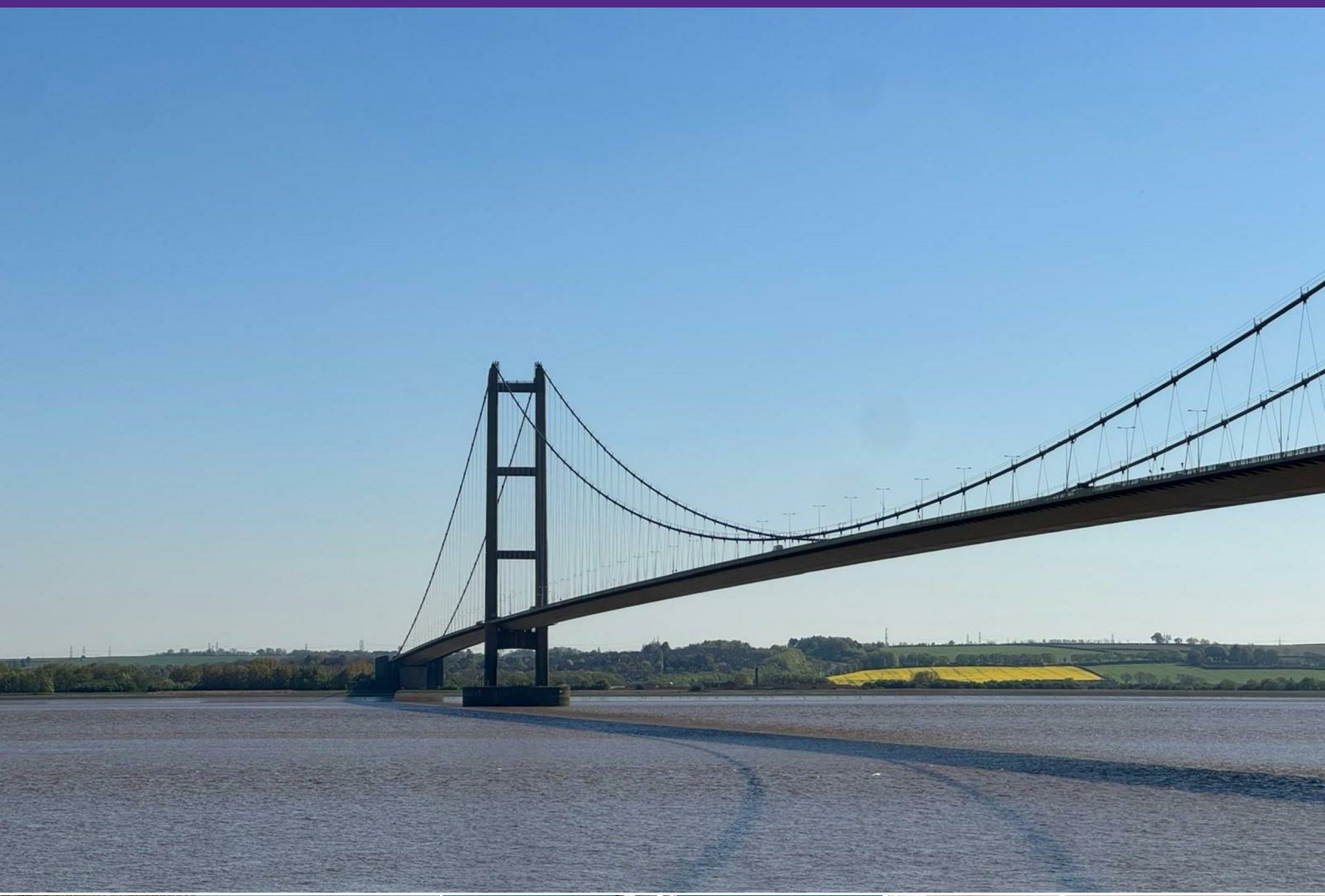
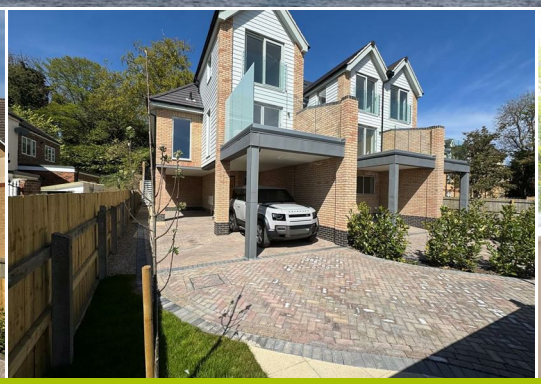
Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME









'The Outlook', 38 Cliff Road, Hessle, East Yorkshire, HU13 0HB

- Outstanding New Build
- Spectacular River Views
- Beautifully Appointed
- Council Tax Band = TBC
- Top End Specification
- 3 Bedrooms
- Gated Entrance + Garden
- Freehold/EPC = B

£540,000

THE PROPERTY - DISCOVER A DELIGHTFUL PERSPECTIVE!



Words alone don't do justice to the remarkable views on offer here—just look at the photographs.

This exceptional newly built property enjoys truly breathtaking vistas across the Humber Estuary, taking in the iconic Humber Bridge and the sweeping countryside of the Lincolnshire Wolds beyond. Built by Gullaksen Developments Ltd, "The Outlook" is an exclusive collection of just three individually designed homes, each carefully positioned to make the most of its enviable south-facing aspect and uninterrupted panoramic scenery.

If you value exceptional views, architectural individuality and contemporary living then viewing is most definitely a must!

From the moment you arrive, the quality and attention to detail of this impressive property are clear. Its striking exterior blends materials to create strong kerb appeal, while inside, the property boasts a high-specification finish throughout, including excellent energy efficiency and sound insulation. Designed to balance style with practicality, the spacious and versatile layout suits a range of buyers and lifestyles, with stunning views showcased from the main south-facing elevation and balcony.

Extending to approximately 2,010 sq ft (gross external area, including the balcony) across three floors, the accommodation is both generous and flexible. The ground floor features a welcoming entrance hall, cloakroom/WC, utility room, and a garden room. On the first floor, an outstanding open-plan kitchen, living, and dining area is filled with natural light, with bi-fold doors opening onto the south-facing balcony—perfect for enjoying the far-reaching views. A further bedroom with a nearby shower room is located at the rear.

The second floor hosts two additional bedrooms, both with en-suite facilities. The principal bedroom is particularly striking, with a part-vaulted ceiling and double doors opening onto a Juliet balcony overlooking the estuary.

Professionally decorated and finished with quality flooring throughout, this superb home is ready for immediate occupation.

Outside, a sliding automatic gate provides both privacy and access to the front, where there is ample parking, partly covered. To the rear, a paved terrace leads to a landscaped, low-maintenance tiered garden designed for wildflower planting, along with an elevated patio area that takes full advantage of the outstanding views—completing this impressive contemporary home.

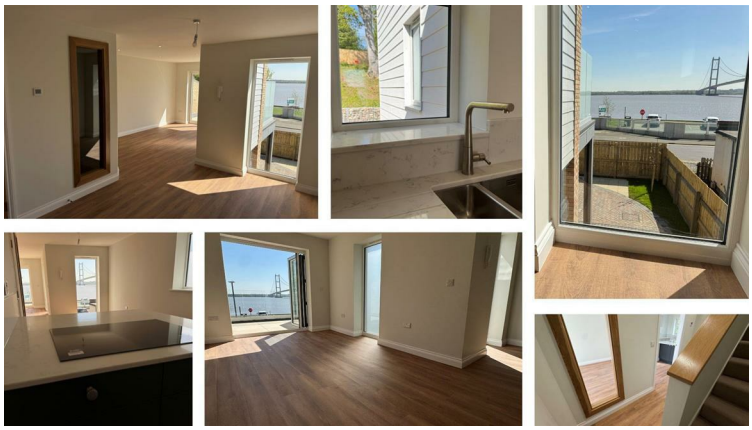
THE LOCATION



This is truly a special location indeed. Rarely available are such amazing views. The mighty Humber Estuary and iconic Humber Bridge are in the foreground with far reaching views available beyond to the North Lincolnshire Wolds. Hessle is a vibrant and historic small town situated on the north bank of the Humber, famed for the iconic Humber Bridge. It offers an exceptional quality of life, celebrated for its unique character, bustling town square and parades together with the picturesque Hessle Foreshore. This close-knit community atmosphere blends perfectly with the array of amenities making this an ideal place to live.

The heart of the town, centred around "The Weir" and the Square, is home to an eclectic mix of independent boutiques, popular cafés, and traditional pubs together with many well-known brands/names. For broader shopping needs, the nearby Sainsbury's superstore and retail parks are easily accessible, while the Country Park and Foreshore are a perfect place for walking, cycling, and leisure.

The town is served by well-regarded primary schools, including Hessle All Saints and Penshurst Primary. Hessle High School and Sixth Form College offers secondary education while the proximity to independent schools such as Tranby School and Hymers College ensure diverse educational opportunities for all ages.



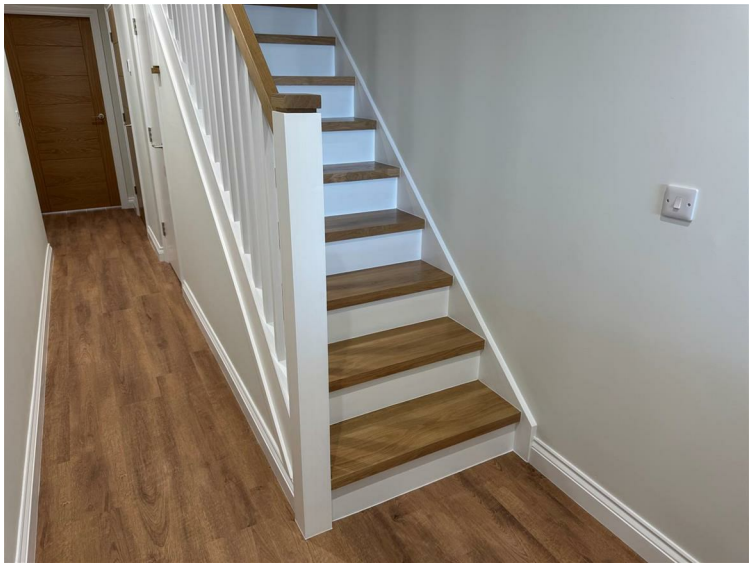
ACCOMMODATION

A beautiful contemporary five lever oak faced door opens to the hallway.

HALLWAY

A welcoming hallway with stairs having oak treads leading up to the first floor. Useful storage cupboard beneath. A window to the front provides a view in the distance of the northern pier of the Humber Bridge.





W.C.

With concealed flush W.C., wash hand basin in cabinet, part tiling to wall.



GARDEN ROOM

With double doors leading out to the rear of the property where there is a paved terrace and staircase leading up to the upper garden tier.



UTILITY ROOM

Having an excellent range of fitted units, worksurfaces, sink and drainer with mixer tap, plumbing for automatic washing machine, space for further appliances, wall mounted gas fired central heating boiler, window to rear.



FIRST FLOOR

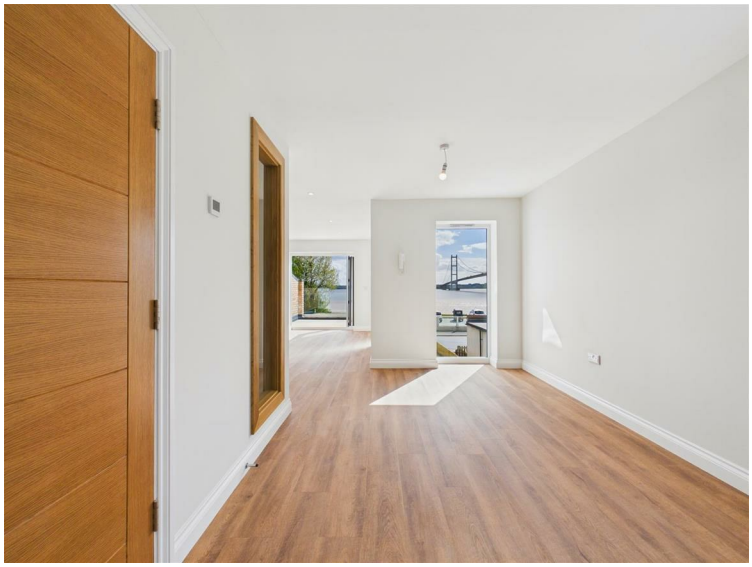


LANDING

With further staircase leading up to the second floor with beautiful oak handrail.

KITCHEN/LIVING/DINING

A spectacular space enjoying amazing views of the Humber Estuary and iconic Humber Bridge. This room has plenty of space for a dining suite and settee's etc. with bi fold doors opening out to a paved balcony looking southward with glazed surround. The kitchen features a beautiful range of contemporary units with quartz worksurfaces and an island peninsular with breakfast bar overhang. The kitchen features an induction hob with ceiling mounted extractor above, oven, combination oven/microwave, larder fridge freezer and a dishwasher. There is also an undercounter one and a half sink with mixer tap.



KITCHEN AREA




AI Generated Possible Look



LIVING AREA



BALCONY



BEDROOM 3

With window to the rear overlooking the garden.



SHOWER/CLOAKS ROOM

With suite comprising concealed flush W.C., wash hand basin in cabinet, shower cubicle, tiled surround, heated towel rail.



SECOND FLOOR

LANDING

An attractive landing with store cupboard off.

BEDROOM 1

A superb room with a part vaulted ceiling and double opening doors with retaining glass balcony providing an amazing view of the Humber Estuary and Lincolnshire Wolds beyond.







EN-SUITE BATHROOM

With suite comprising concealed flush W.C., wash hand basin and cabinet, bath with shower over and screen, tiled surround, heated towel rail.





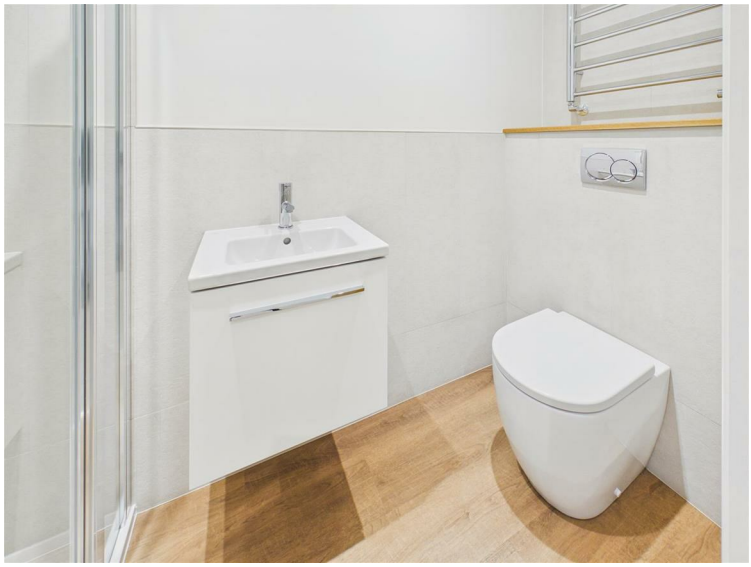
BEDROOM 2

A spacious double bedroom with window overlooking the rear garden and a sliding pocket door to the en-suite shower room.



EN-SUITE SHOWER ROOM

With concealed flush W.C., wash hand basin with cabinet, shower cubicle, tiled surround, heated towel rail.



OUTSIDE

The property has a prominent frontage with a sliding automated gate opening up to a block set forecourt providing ample parking including a spacious under cover area. A path leads to one side of the property where there is a paved terrace. A fabricated staircase leads up to the high level terraced garden which has an area dedicated to wild flower planting with an attractive top level which has been extensively paved ideal for seating area and a view over the roof tops of the Humber Bridge and beyond.





REAR VIEW



DRIVEWAY



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of double glazing.

WARRANTY

10 year warranty with ICW and ERYC Building Control Certificates.

TENURE

Freehold

POSTAL ADDRESS

"The Outlook" is purely a development name highlighting the views available

The actual postal address is 38, Cliff Road Hessle, East Yorkshire, HU13 0HB

COUNCIL TAX BAND

The Council Tax band for this property is to be confirmed. 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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales 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 often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

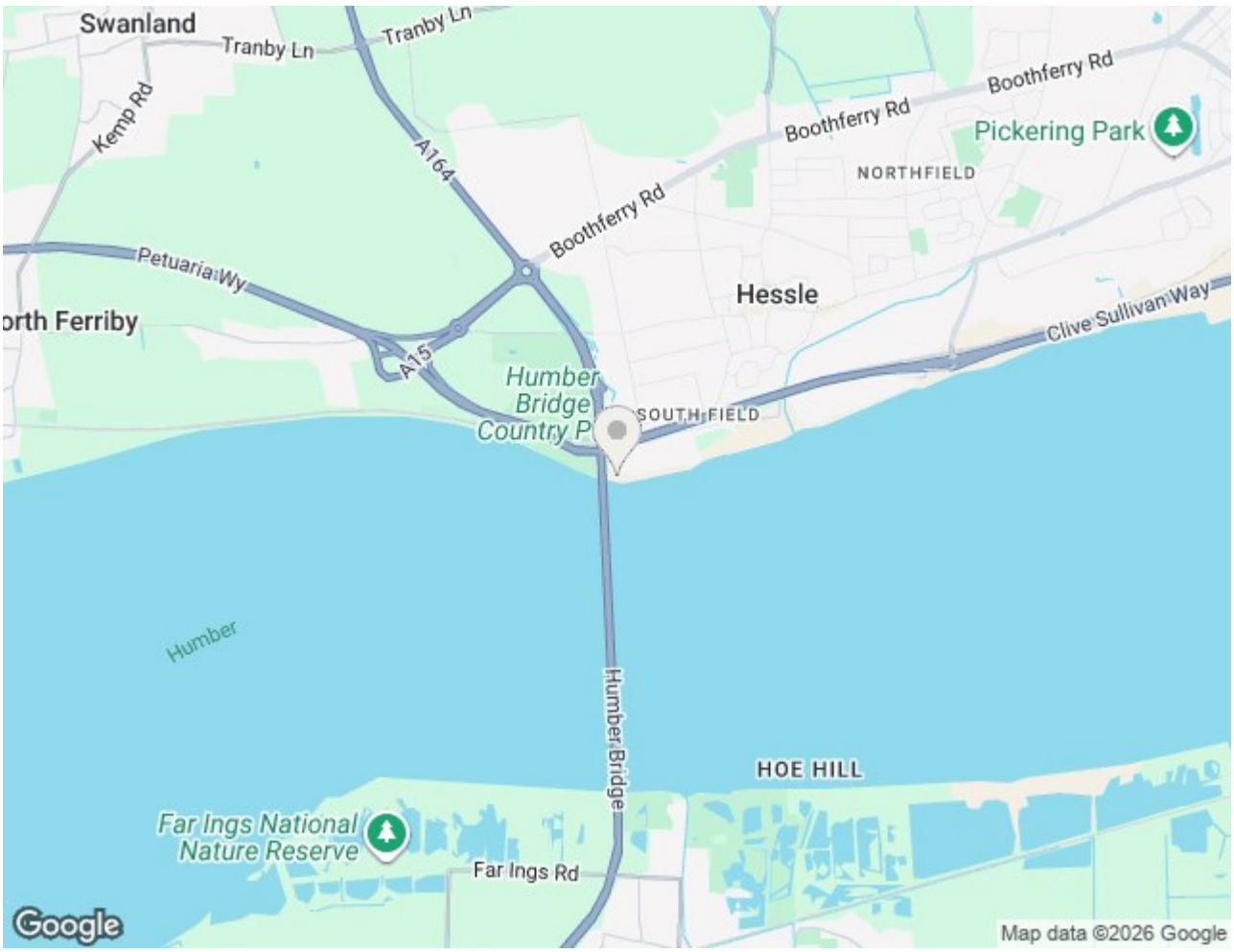
NAEA National Association of
The Property Ombudsman
OnTheMarket.com
Property Photography Academy

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.




Garden Room
11'0" x 12'4"
3.37 x 3.78 m
Utility Room
9'1" x 5'1"
2.78 x 1.56 m
WC
Hallway
N
E
W
S
Floor 0
Approximate total area(1)
323 ft²
30 m²
Balconies and terraces
393 ft²
36.5 m²
Reduced headroom
12 ft²
1.1 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



Approximate total area(1)

615 ft²

57.2 m²

Balconies and terraces

98 ft²

9.1 m²

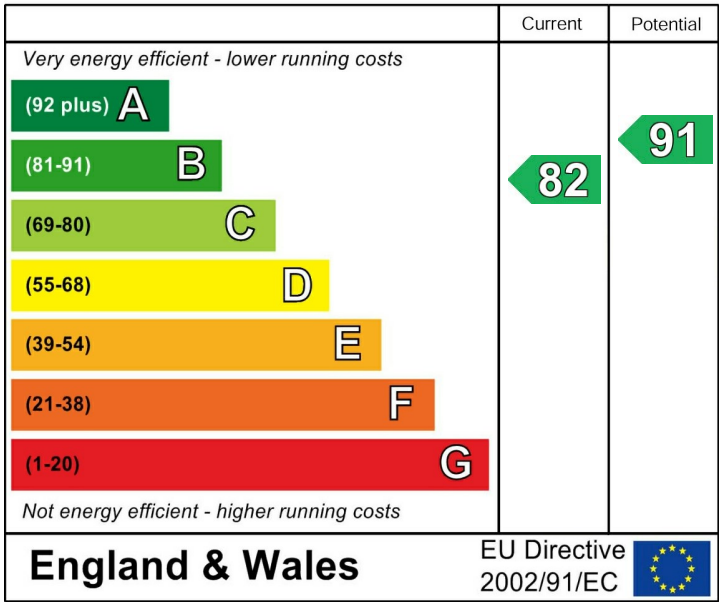
(1) Excluding balconies and terraces

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

GIRAFFE360


Bedroom 2
11'0" x 16'4"
3.37 x 4.99 m
En-Suite
3'3" x 7'9"
1.00 x 2.39 m
Landing
En-Suite
4'9" x 10'11"
1.46 x 3.34 m
Bedroom 1
9'2" x 18'0"
2.80 x 5.50 m
N
E
W
S
Floor 2
Approximate total area(1)
469 ft²
43.6 m²
Reduced headroom
2 ft²
0.2 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
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



Environmental Impact (CO_2) Rating

