



**The Coachings, Cliff Road, Hull, HU13 0HD**  
Offers In The Region Of £395,000



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Platinum Collection

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This impressive three bedroom detached house with separate annexe, is conveniently located within walking distance of the Hessle foreshore and a short drive away from all the amenities Hessle town and the Priory park has to offer. The Main House, comprises of an entrance hall, cloakroom/w.c., through lounge with dining area, fitted kitchen, two conservatories, landing, three good sized bedrooms, (master with en-suite shower room and a family bathroom. Outside the property has gardens and a driveway offering multiple parking facilities. The separate annexe can be used for the younger adult or a parent and briefly comprises Lounge, kitchen, bedroom and shower room.

This impressive property needs to be viewed to appreciate its size and versatility. call us today to secure your viewing







# The Coachings, Cliff Road, Hull, HU13 0HD

## Key Features

- Situated on a corner plot within walking distance of The Foreshore
- Three Bedroom Detached home with separate one bedroom annexe
- Modern Kitchens, Bathroom and En Suites
- Spacious Living Accomodation,
- Gardens and Driveway
- Unique/versatile accomodation
- Early Viewing Is a Must
- Main House EPC- D, Annexe EPC - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## HESSLE

The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

## GROUND FLOOR

### ENTRANCE HALL

with double glazed entrance door, wood flooring, understairs cupboard and stairs to the first floor

### CLOAKROOM/W.C.

with a two piece white suite, comprising w.c., wash hand basin in vanity, laminate flooring.

### THROUGH LOUNGE INCORPORATING DINING AREA

27' x 11' 11 (8.23m x 3.35m 3.35m )  
with double glazed square bay window to the front elevation, wood flooring, log burner, inset lights and sound system, further double glazed window to the side elevation and double doors to the conservatory

### CONSERVATORY

with double glazed door and laminate flooring.

### FITTED KITCHEN

10'7 x 8'11 (3.23m x 2.72m)  
with a range of high gloss white base and wall units, work surfaces, sink unit, built in oven with warming tray, gas hob, extractor hood, built in dish washer and wine cooler, plumbing for automatic washing machine, space for fridge freezer, boiler, inset lights, laminate flooring and leads through to:-

## SECOND CONSERVATORY/LIVING AREA

11'1 x 9'1 (3.38m x 2.77m)  
with laminate flooring, radiator and double doors onto the patio area.

## FIRST FLOOR

### LANDING

with access to roof void, airing cupboard and double glazed window to the side elevation.

### BEDROOM 1

12'4 x 11'8 (3.76m x 3.56m)  
with double glazed window to the front elevation and inset lights.

### EN SUITE SHOWER ROOM

with a three piece white suite, comprising shower in cubicle wash hand basin, w.c., double glazed window to the side elevation and laminate flooring.

### BEDROOM 2

10'3 x 10'2 (3.12m x 3.10m)  
with double glazed window to the rear elevation, built in wardrobes and laminate flooring.

### BEDROOM 3

8'10 x 7'5 (2.69m x 2.26m)  
with double glazed window to the rear elevation.

### FAMILY BATHROOM

8'7 x 7'5 (2.62m x 2.26m)  
with a four piece white suite comprising panelled bath, separate shower in cubicle, wash hand basin in vanity, w.c., heated towel rail, inset lights, laminate flooring and double glazed window to the front elevation.

### EXTERNAL

Outside the property has gardens to the front, side

and rear, a driveway offering multiple parking facilities.

## SEPARATE ANNEXE

### LOUNGE

18'3 x 9'1 (5.56m x 2.77m)  
with double glazed window to the front elevation, log burner, wood flooring and double glazed french doors.

### KITCHEN

11'9 x 7' (3.58m x 2.13m)  
with a range of base and wall unit, work surfaces, sink unit, electric cooker box, splash back tiling, plumbing for automatic washing machine, double glazed window and door to the side elevation.

### BEDROOM

13' x 8'5 (3.96m x 2.57m)  
with double glazed window to the front elevation and access to loft area.

### SHOWER ROOM

with a three piece white suite, comprising shower cubicle, wash hand basin, w.c., wood flooring, splash back tiling, heated towel rail and xpelair.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire/ Hull





City Council). We would recommend a purchaser make their own enquiries to verify this.

**VIEWING** - Strictly by appointment with the sole agents.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### THINKING OF SELLING?

We would be delighted to offer a **FREE - NO OBLIGATION** appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### AGENTS NOTES

Philip Bannister & Co.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 Philip Bannister & Co.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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from

Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

### TENURE.

We understand that the property is Freehold.



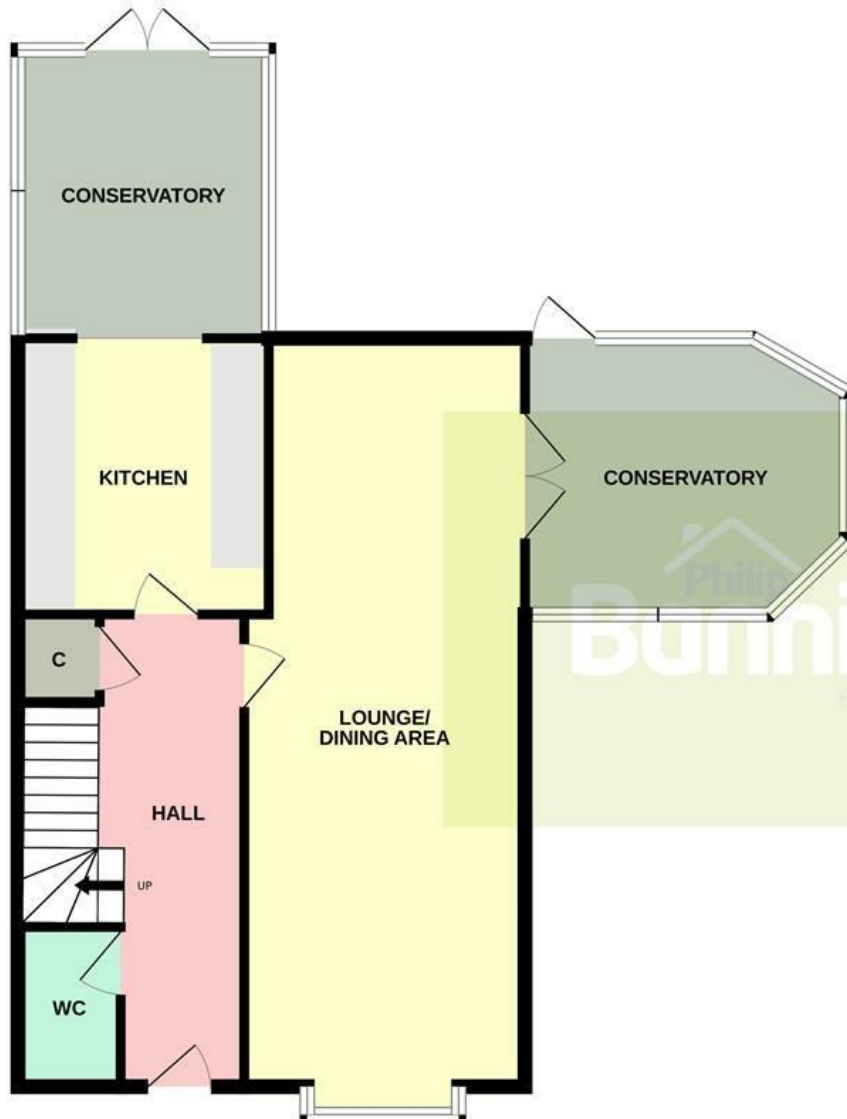




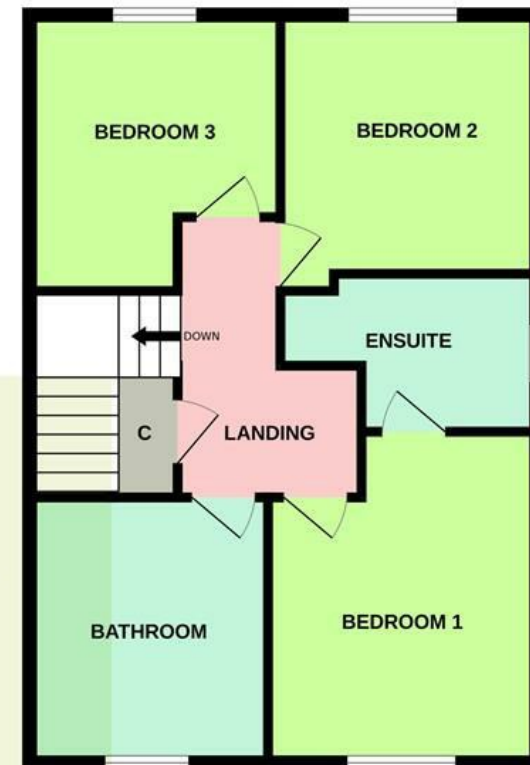




GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1439 sq.ft. (133.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



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