

# Whitakers

Estate Agents



## 50 Cliff Road, Hessele, HU13 0HB

**£200,000**

An opportunity has arisen to acquire this immaculately presented three bedroom cottage style property, beautifully situated to enjoy superb river views in a peaceful location, close to the Country Park.

This delightful property briefly comprises: entrance hall, front facing lounge with feature fireplace, and a contemporarily fitted dining kitchen with a number of integrated appliances together with french doors leading to the rear garden to the ground floor with three bedrooms and a well appointment bathroom with a modern fitted three piece suite to the first floor.

Externally, to the front there is a paved and gravelled garden, whilst to the rear of the property there is an enclosed and landscaped low maintenance garden with fencing to the surround and pedestrian access to the off street parking.

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

## Front External



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Double glazed entrance door and double glazed windows. Leads to:

#### Lounge 16'4" x 13'0" (4.98m x 3.97m)



Upvc double glazed window with window shutters enjoying stunning views over the Humber and Humber Bridge, gas central heating radiator, feature fireplace, laminate flooring, under stairs storage cupboard and staircase to the landing off.

#### Dining Kitchen 11'8" x 13'1" (3.58m x 4.00m)



Upvc double glazed window and double doors leading to the gardens, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and tiled splash backs, stainless steel single drainer sink unit with a mixer tap, integrated appliances include a split level oven and hob with a cooker hood over, dishwasher and fridge freezer, plumbing for an automatic washing machine, tiled flooring and down lighters.

### First Floor Accomodation

#### Landing

Leads to:

## Bedroom One 13' x 9'9" (3.96m x 2.97m)



Upvc double glazed window with window shutters enjoying stunning views over the Humber and Humber Bridge, gas central heating radiator, access to the loft space and a large storage cupboard housing the gas central heating boiler, hot water cylinder and providing additional storage.

## Bedroom Two 11'4" x 6'6" max (3.46m x 2.00 max)



Upvc double glazed window with window shutters and a gas central heating radiator.

## Bedroom Three 11'9" x 6'2" (3.59m x 1.89m)



Upvc double glazed window with window shutters and a gas central heating radiator.

## Bathroom



Towel rail gas central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower and shower screen, half pedestal wash basin and a low flush WC, extractor fan.

## Gardens



To the front of the property there is a well stocked garden and to the rear a generous sized garden with an artificial lawn, paved patio and fencing to the surround. Pedestrian access leads to the residents parking area.

## Parking

An allocated parking space is located beyond the rear garden.

## Views Overlooking The River Humber



## Tenure

The Tenure of this property is Freehold.

## Council Tax Band

Local Authority - East Riding of Yorkshire.

Council Tax Band 'C'.

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 18 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

## 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.

## 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.

## 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.

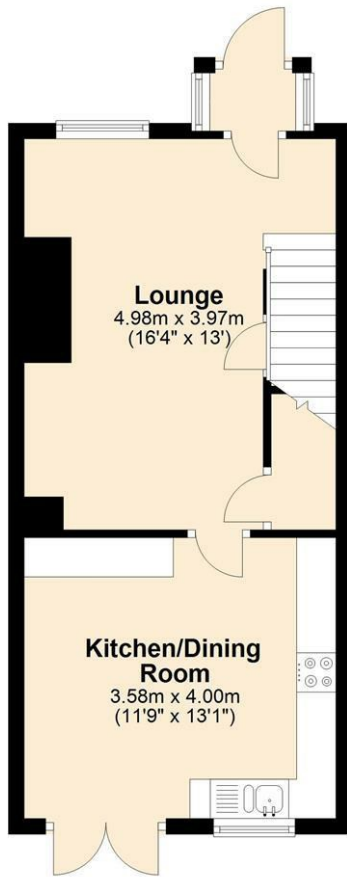
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Whitakers Estate Agent Declaration

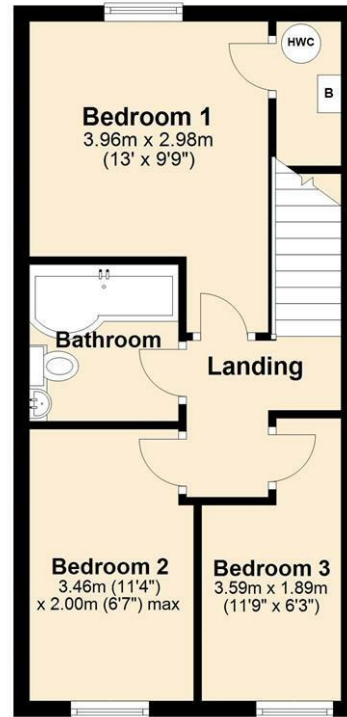
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# Floor Plan

## Ground Floor

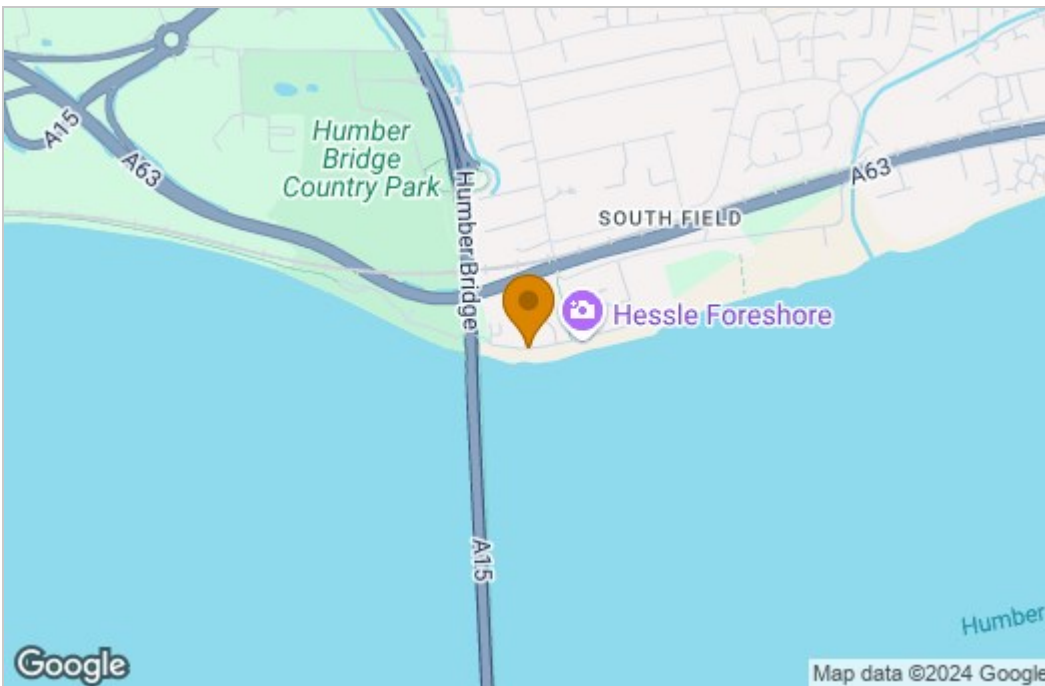


## First Floor



Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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