



50 Cliff Road  
, Hessle, HU13 0HB

£195,000



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## Ground Floor:

### Porch

Entrance to the front into glazed porch.

### Lounge

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

A spacious room to the front with UPVC double glazed window and shutters, Stunning Humber views, feature fireplace housing electric stove style fire, under stairs storage, laminate flooring and radiator.

### Dining Kitchen

11'8" x 13'1"n (3.58m x 4.00n)

To the rear with UPVC double glazed window with shutter blinds and French Doors. Kitchen fitted with a range of base and wall mounted units, laminated worktops, tiling to splashback areas, inset stainless steel sink, inset four-ring electric hob with extractor over and built in oven below, integrated dishwasher and fridge freezer and plumbing for washing machine. With tiled flooring and radiator.

## First Floor:

### Central Landing

Providing access to all first floor rooms.

### Bedroom One

12'11" x 9'9" (3.96m x 2.98m)

A spacious double bedroom to the front with UPVC double glazed window with views of the Humber and the bridge, shutter blinds, cupboard housing the boiler, radiator and carpet flooring.

### Bedroom Two

11'4" x 6'6" (3.46m x 2.00m)

Second bedroom to the rear with UPVC double glazed window with shutter blind, radiator and carpet flooring.

### Bedroom Three

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

Third bedroom also to the rear with UPVC double glazed window with shutter blinds, carpet flooring and radiator.

### House Bathroom

Fitted with a three piece suite in white, comprising bath with thermostatic shower over, hand wash basin and low level WC. With partial tiling to the wall and heated towel rail.

### Outside

Externally to the front is a gravelled garden with steps down to the property. To the rear is an enclosed garden with artificial lawn and raised and rendered borders with planting and seating. Gate leads to the parking beyond.

### Car parking

Allocated and visitor parking is provided to the rear.

### Council Tax Band

We have been advised the property is council tax band C, payable to East Riding of Yorkshire Council.

## ADDITIONAL INFORMATION

Tenure:

Freehold

**Disclaimer:**

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



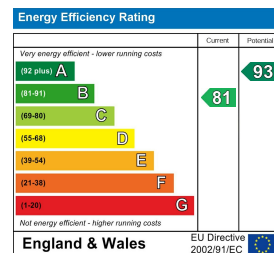
TOTAL: 71.2 m<sup>2</sup> (766 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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