

FOR SALE

THE LODGES

CLIFF ROAD, HESSLE, EAST RIDING OF YORKSHIRE,
HU13 0HB

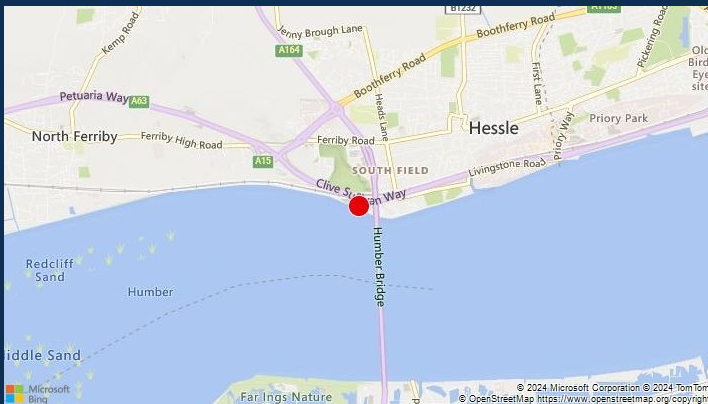
**GARNESS
JONES**

Price - £400,000 (Offers in Excess of)

Residential Investment
1,765 sq.ft. (163.97 sq.m.)

Property Features

- Attractive Airbnb/Holiday lodges opportunity.
- Fantastic views of the Humber Bridge and the River Humber.
- Excellent connectivity to Hesse town centre amenities, Hull city centre and motorway networks.
- Refurbished to a high specification with all furniture to be included in the sale.
- Adjacent to the Country Park Inn



Enquiries

Paul White
DDI 01482 312366
paul.white@garnessjones.co.uk

Lauren Billany
DDI 01482 480751
lauren.billany@garnessjones.co.uk



01482 564564

www.garnessjones.co.uk

Garness Jones (Commercial) Ltd for themselves and for the vendors or lessors of the property whose agents they are, give notice that i) Particulars are set out as a general outline only intended for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. ii) All descriptions, dimensions, references to conditions and necessary permission or use and occupation and other details are given in good faith and are believed to be correct, but any intended purchasers or tenants 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 the statements contained in these particulars. iii) The vendor or lessor does not make and neither Garness Jones (Commercial) Ltd nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Value Added Tax may be payable on the purchase price and/or the other charges or payments. All figures quoted are exclusive of VAT. Intending purchasers and lessors must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.



Regulated by
RICS

Location

The premises are located adjacent to the Country Park Inn, with the benefit of views of River Humber and Humber Bridge. The property has great accessibility to local country walks as well as having the benefit of good access to the Hessle town centre, including all the amenities, shops and popular restaurants,. The location has excellent connectivity to the motorway networks and Hull city centre which is approximately 5 miles to the west.

Description

An attractive holiday lodges/Airbnb opportunity with the ground floor comprising of a fully functional kitchen and dining area that includes, two spacious double bedrooms with shower and bathroom facilities. The first floor comprises of a luxury bedroom with bathroom and separate living room which could potentially operate as a spacious bedroom. The accommodation has been fitted to a high standard with all the modern appliances and furniture available as part of the sale. The property benefits from parking to the front of the building.

Accommodation

	sq.ft.	sq.m.
Ground Floor	981	91.13
First Floor	784	72.83

Service Charge

There is no service charge implemented on this property.

EPC Rating

To be assessed.

Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

Local Authority

East Riding of Yorkshire

Business Rates

Business Rates will need to be reassessed.

Terms

We have been appointed to seek offers over £400,000 for the freehold interest.



01482 564564

www.garnessjones.co.uk

Garness Jones (Commercial) Ltd for themselves and for the vendors or lessors of the property whose agents they are, give notice that i) Particulars are set out as a general outline only intended for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. ii) All descriptions, dimensions, references to conditions and necessary permission or use and occupation and other details are given in good faith and are believed to be correct, but any intended purchasers or tenants 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 the statements contained in these particulars. iii) The vendor or lessor does not make and neither Garness Jones (Commercial)Ltd nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Value Added Tax may be payable on the purchase price and/or the other charges or payments. All figures quoted are exclusive of VAT. Intending purchasers and lessors must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.



Regulated by
RICS