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Limb
MOVING HOME









'The Outlook", 34 Cliff Road, Hessle, East Yorkshire, HU13 0HB

- Stunning New Build
- Spectacular River Views
- Exquisite Specification
- Council Tax Band = TBC
- 4 Bedrooms
- Multi-Level Living
- Garden & Garage
- Freehold/EPC = B

£610,000

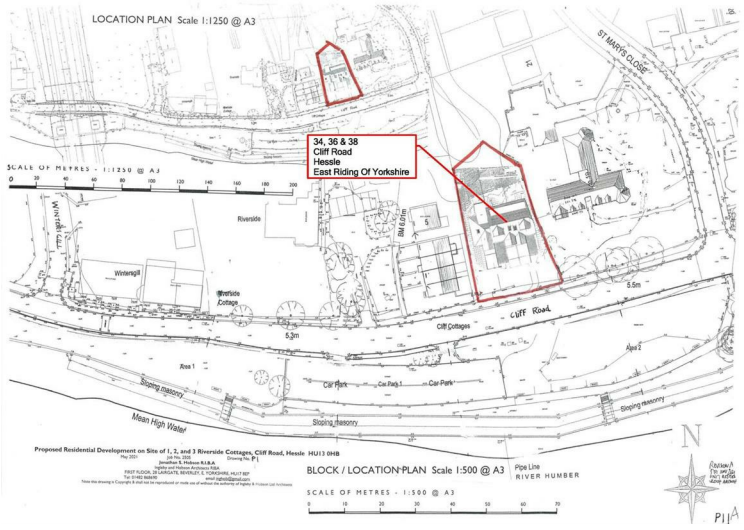
THE PROPERTY

This truly outstanding newly built home commands breath-taking views across the Humber Estuary, taking in the iconic Humber Bridge and the rolling Lincolnshire Wolds beyond. Developed by Gullaksen Developments Ltd, the property is one of just three substantial bespoke residences, thoughtfully crafted with architectural flow to maximise its enviable south-facing aspect from every level.

From the moment you arrive, the exceptional quality is immediately apparent of this fabulous end of row townhouse. An attractive blend of beautiful exterior materials creates striking kerb appeal, complemented internally by a superb specification and meticulous attention to detail throughout including high energy efficiency and excellent sound insulation. Offering generous and highly versatile accommodation, the layout is perfectly suited to a wide range of buyers and lifestyles, with stunning views enjoyed from the south-facing façade and balcony.
Extending to approximately 2,700sq. ft. (gross external area, including balcony, excluding garage.) over four floors and shown on the attached floorplan, the accommodation is both spacious and flexible. The entrance level features a utility room, study, cloaks/W.C. and an impressive hallway with staircase having oak treads leading up to the three primary floors. The first floor is dedicated to an impressive open-plan kitchen, dining and living space, complete with bi-folding doors opening onto a balcony to fully embrace the panoramic outlook. A separate reception room, alternatively a fifth bedroom, is also located on this level.
The second floor hosts two further bedrooms, both with en-suite facilities, including a magnificent principal suite enjoying spectacular views. The upper floor provides two additional bedrooms and a separate bathroom.
Professionally decorated and finished with quality flooring throughout, this highly desirable home is ready for immediate occupation.
Externally, a sliding automatic gate ensures privacy and access to the front garden, which is laid to lawn and offers extensive parking in addition to a large garage. To the rear, a generous paved terrace has been thoughtfully designed for low maintenance living.

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.

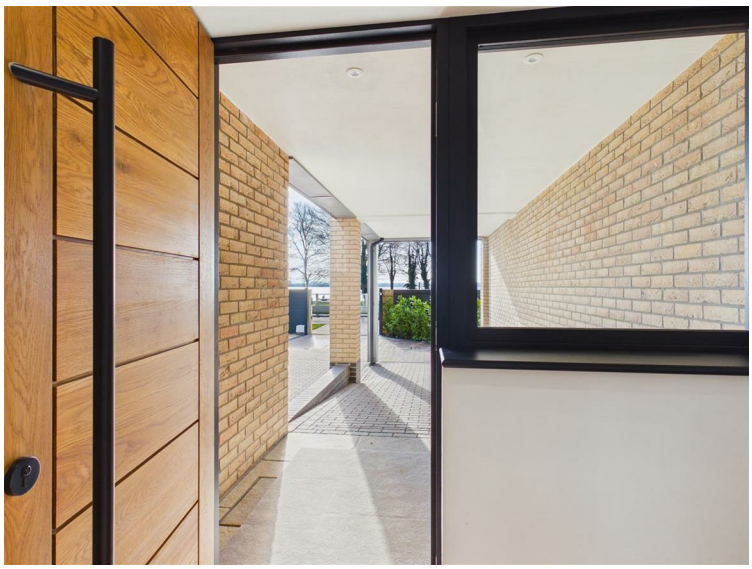


The heart of the town, centred around "The Weir" and the Square, is home to an eclectic mix of independent boutiques, popular cafés, and traditional pubs together with many well-known brands/names. For broader shopping needs, the nearby Sainsbury's superstore and retail parks are easily accessible, while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

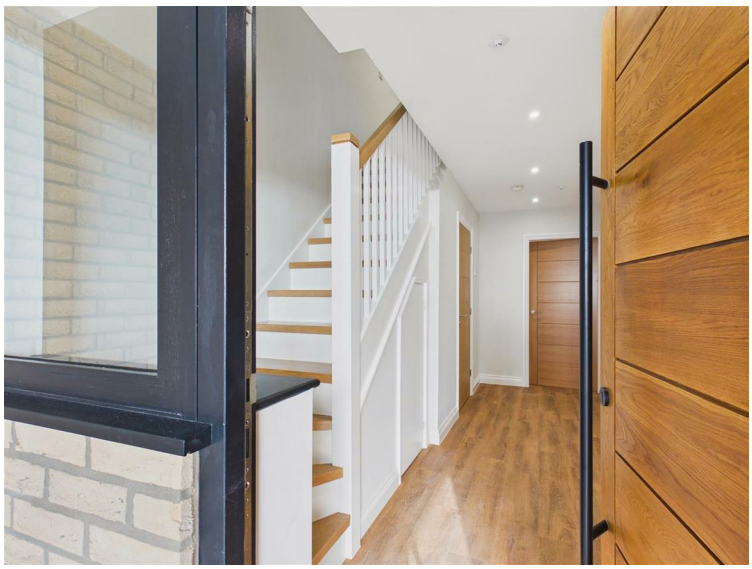
ACCOMMODATION

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



HALLWAY

A spacious hallway with stairs having oak treads leading up to the first floor.



CLOAKS/W.C.

With concealed flush W.C., wash hand basin and cabinet.

UTILITY ROOM

Having an excellent range of fitted units, work surfaces, sink and drainer, plumbing for automatic washing machine and space for further appliances. Wall mounted gas fired central heating boiler. Window to rear.



GARDEN ROOM

With double doors out to the rear garden.



FIRST FLOOR

LANDING

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





KITCHEN/LIVING/DINING

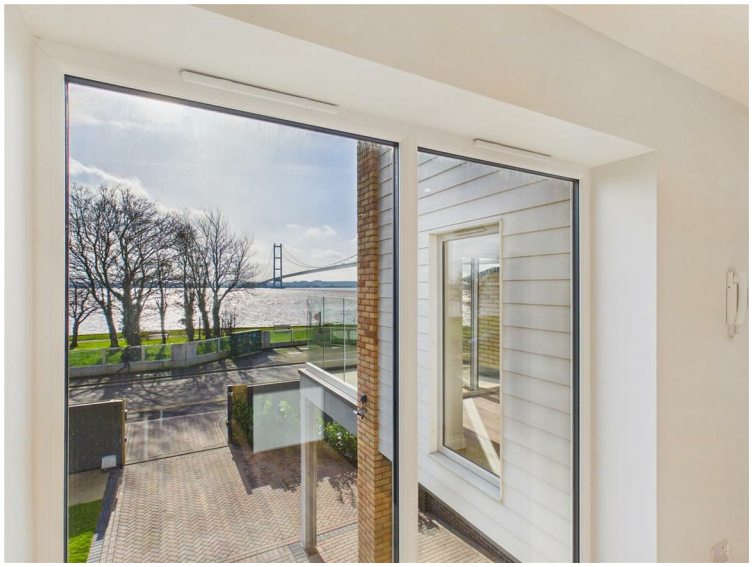
A spectacular space enjoying amazing views of the Humber estuary and iconic Humber Bridge. This room has plenty of space for a dining suite and settees etc, and bi fold doors open out to a paved balcony looking south with glazed surround. The kitchen features a stunning range of dual toned units with quartz worksurfaces and a grand island which itself has an induction hob fitted with ceiling mounted extractor hood above. Further appliances include an oven, combination oven/microwave, larder freezer, larder fridge and dishwasher. There is also an undercounter one and a half sink with mixer tap.







VIEW FROM KITCHEN



BALCONY IVEW



SITTING ROOM

A large room with window to rear elevation.



CLOAK ROOM

Concealed flush W.C., wash hand basin and cabinet, contemporary tiled surround.



SECOND FLOOR

LANDING

With further staircase leading up to the third floor. Cylinder cupboard to corner.

BEDROOM 1

A fabulous bedroom with amazing views to the south across the Humber estuary and of the Iconic bridge. Sliding picture windows with glazed retaining balcony allowing unrestricted views. There is plenty of space for a bedroom area and dressing room.




AI Generated Possible Look

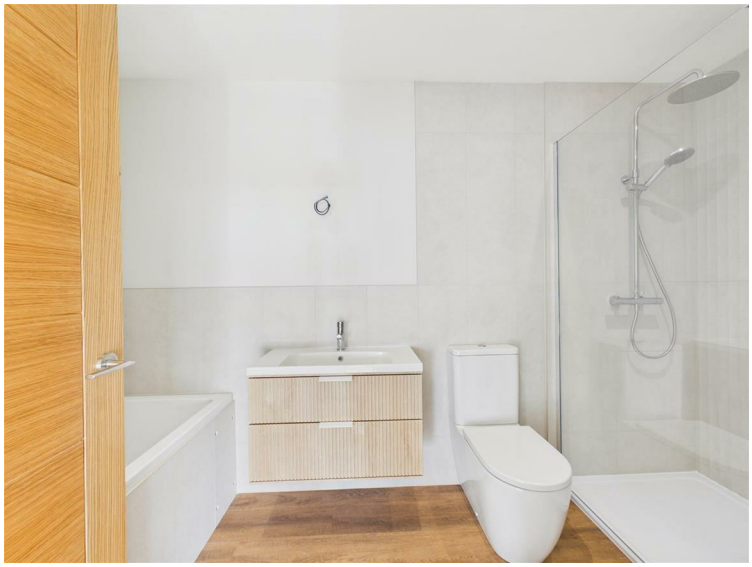


VIEW FROM BEDROOM 1



EN-SUITE

Comprising low level W.C., wash hand basin in cabinet, panelled bath and separate shower area with rainhead and handheld shower system, glazed partition. Contemporary tiled surround, heated towel rail.



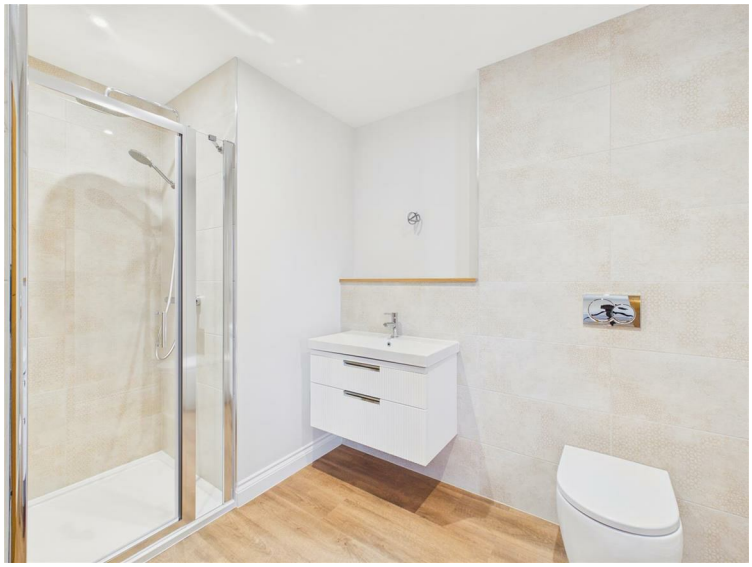
BEDROOM 2

A large double bedroom with window to rear elevation.



EN-SUITE SHOWER ROOM

With concealed flush W.C., wash hand basin with cabinet and shower enclosure having rainhead and handheld shower system. Tiled surround, heated towel rail.



THIRD FLOOR

LANDING

BEDROOM 3

A large double bedroom with windows to the south providing a spectacular view of the river and beyond.



VIEW FROM BEDROOM 3



BEDROOM 4

A double bedroom with window to rear.



BATHROOM

With concealed flush W.C., wash hand basin in cabinet, panelled bath with both a rainhead and handheld shower above, glazed screen, tiled surround, heated towel rail.



OUTSIDE

The property has a prominent frontage with a sliding automated gate opening up to an extensive block set forecourt providing ample parking including an undercover area. This is in addition to the large garage which has an automated up and over roller door. There is a lawn and laurel hedging has been planted. The property also has the benefit of rear garden space which has been attractively designed to provide paved areas.





FRONT VIEW



REAR GARDEN



CENTRAL HEATING

Gas fired central heating to radiators is installed.

DOUBLE GLAZING

Double glazed windows, sliding patio and bi fold doors.

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 34, 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.

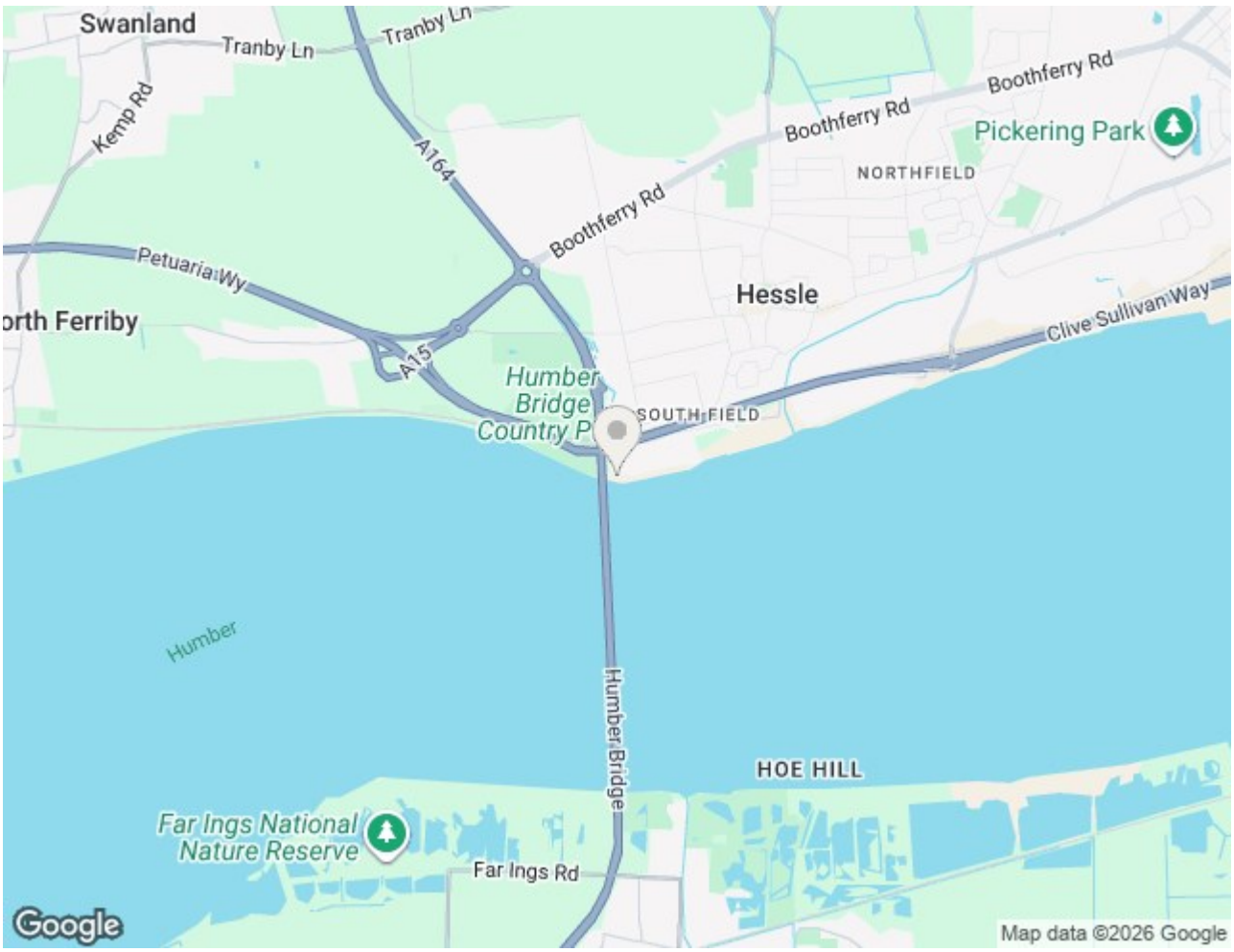
NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

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.





Floor 0

Approximate total area(1)

478 ft²

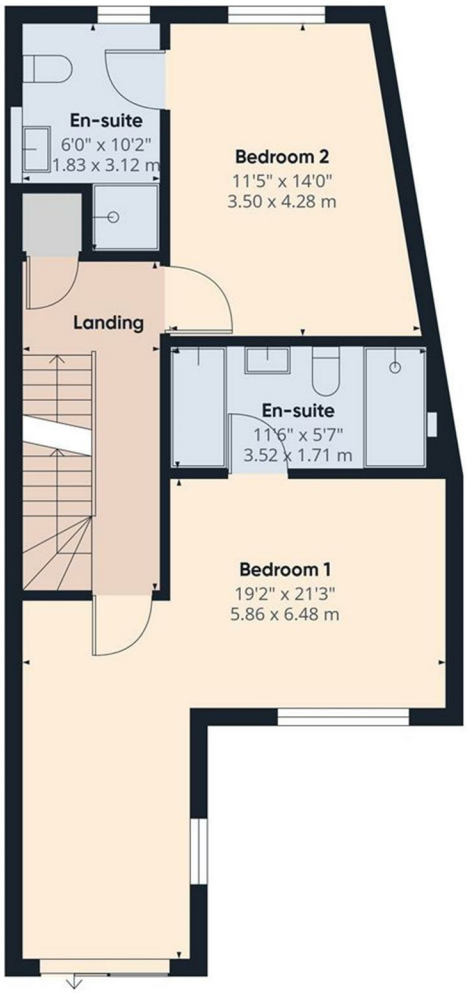
44.5 m²

(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


Cloaks/W.C.
3'4" x 8'7"
1.03 x 2.64 m
Sitting Room
13'3" x 11'4"
4.05 x 3.47 m
Landing
Kitchen / Living / Dining
19'1" x 29'11"
5.83 x 9.12 m
Balcony
8'10" x 8'8"
2.71 x 2.66 m
N
W
E
S
Floor 1
Approximate total area(1)
599 ft²
55.7 m²
Balconies and terraces
78 ft²
7.2 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.
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Floor 2

Approximate total area(1)

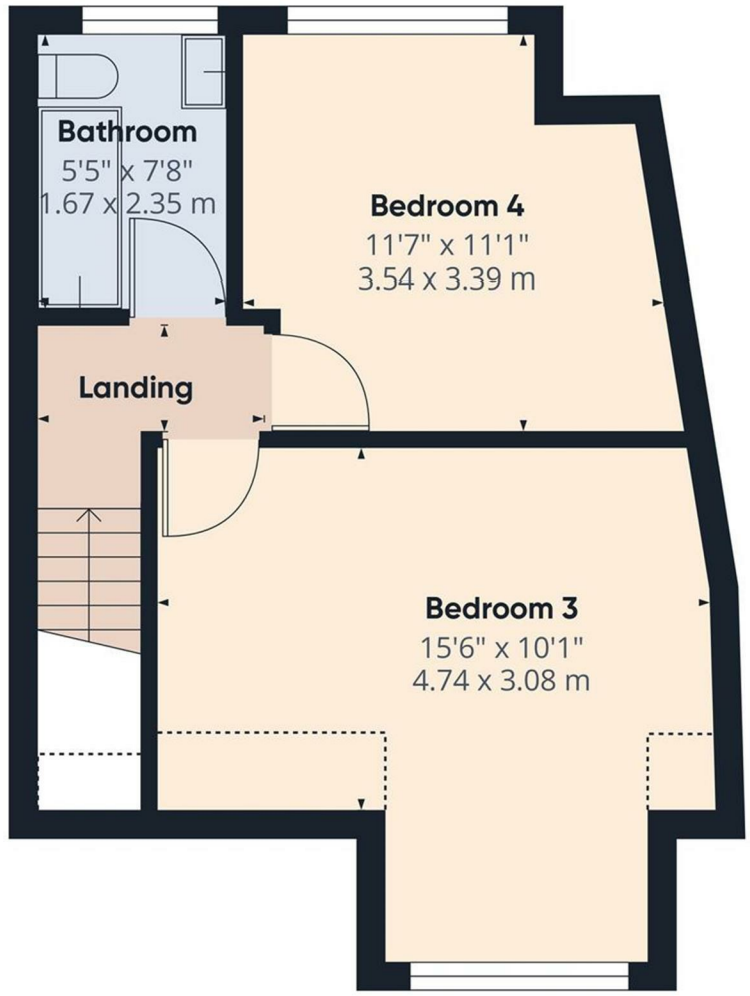
590 ft²

54.7 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.

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Floor 3

Approximate total area(1)
374 ft²
34.8 m²

Reduced headroom
22 ft²
2.1 m²

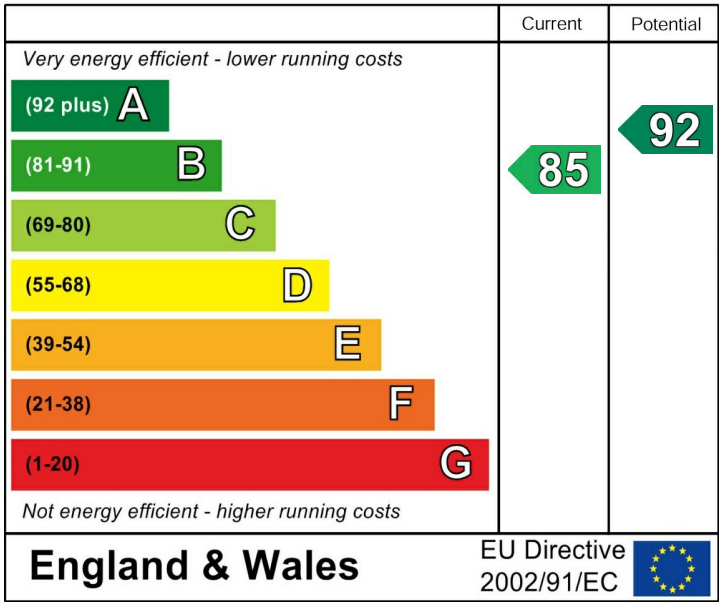
(1) Excluding balconies and terraces

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.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

