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**Limb**  
MOVING HOME



*1 Riverside Court Cliff Road, Hessle, East Yorkshire, HU13 0HB*

- 📍 Stunning River Views
- 📍 No Onward Chain
- 📍 Three Beds/Two Baths
- 📍 Council Tax Band = C
- 📍 Three Reception Rooms
- 📍 Courtyard Garden
- 📍 Designated Parking
- 📍 Freehold / EPC = C

*Offers Around £275,000*



## INTRODUCTION

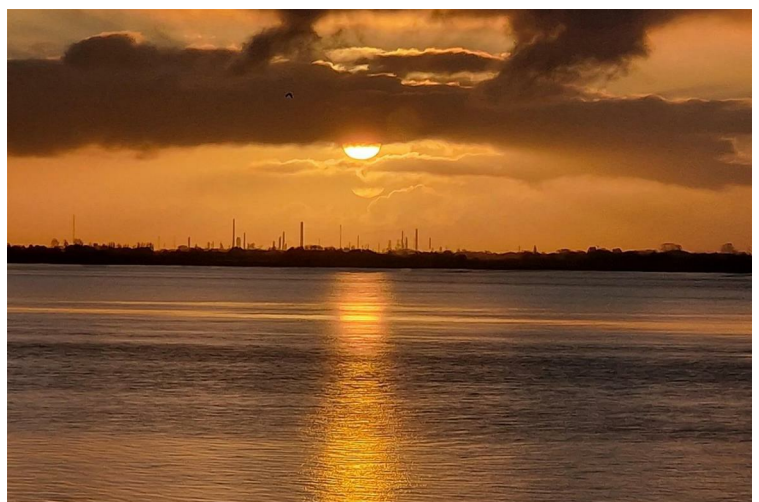
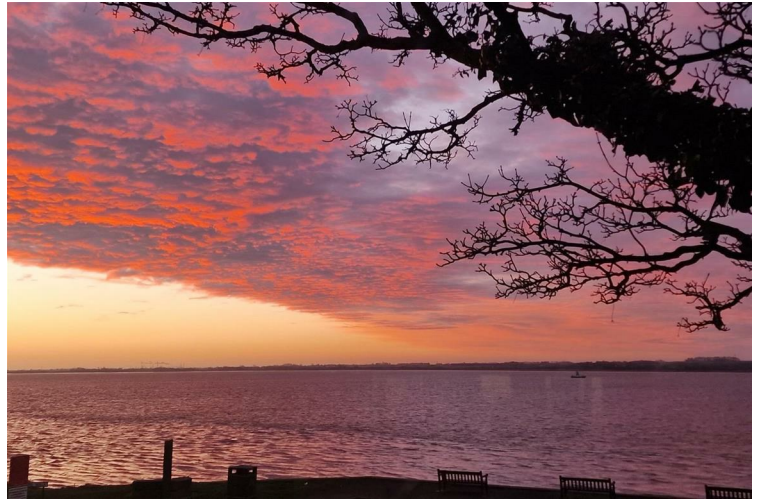
Rarely does a property in such a prime location, offering spectacular river views, become available. This fabulous end-of-terraced home, owned by the same discerning individual since its construction over 30 years ago, has been lovingly improved and extended to maximize its enviable position. The first-floor balcony/sitting room stands out as a truly special feature – a dedicated space to unwind and appreciate the captivating scenery.

The meticulously presented interior comprises an entrance hall and a practical cloaks/W.C. The superb dining kitchen is a real feature, boasting a central island and a dining area complete with six chairs, making it ideal for both everyday meals and entertaining. Adjacent to this is a comfortable lounge, a light-filled sunroom, and a welcoming enclosed veranda. The first floor offers three bedrooms, all equipped with fitted wardrobes for ample storage. The principal bedroom benefits from an en-suite shower room, and there is a well-equipped family bathroom with a four-piece suite. And an ideal place to enjoy the stunning riverside views and watch the world go by is undoubtedly the balcony/sitting room.

Nestled within a desirable courtyard setting, the property also offers a decked and enclosed front porch – a lovely spot to observe the comings and goings. The rear of the property features an attractive paved courtyard and the convenience of allocated parking for two vehicles.

## LOCATION

The property is situated within a courtyard development off Cliff Road Hessle. Hessle is a vibrant west Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair salons, beauty salons, takeaway, delicatessen, banks and newsagents. Further amenities are located around Hessle Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hessle All Saints Church of England and Hessle Penshurst. Secondary schooling is at Hessle High School. Hessle also has its own mainline railway station which is within easy walking distance from the property and links to Hull, Doncaster, Leeds, Sheffield, Manchester, Brough and London Kings Cross. Convenient access can be gained to the iconic Humber Bridge and the A63 leading into Hull city centre to the east and the national motorway network to the west



## ACCOMMODATION

Residential entrance door to:



## ENTRANCE HALL

With staircase leading up to the first floor.

## CLOAKS/WC

With low flush WC and vanity unit with wash hand basin. Tiling to walls. Window to rear.



## DINING KITCHEN

19'8" x 11'2" approx (5.99m x 3.40m approx)

Having an extensive range of modern base and wall units with under cupboard lighting, laminate worksurfaces and a matching central island incorporating a dining table with six chairs. There is a sink and drainer with waste disposal unit, double oven, induction hob with extractor above, dishwasher, microwave, washing machine and wine cooler. A large storage cupboard is located under the stairs. Double doors open through to the sun room.





## SUN ROOM

14'10" x 7'10" approx (4.52m x 2.39m approx)

Affording stunning views and an ideal place to enjoy a morning cuppa! Patio doors lead out to the porch/veranda.



## LOUNGE

19'8" x 11'6" approx (5.99m x 3.51m approx)

Light and airy with windows to three sides. Feature fire surround with living flame gas fire.



## FIRST FLOOR

### LANDING

With double doors opening to the enclosed balcony/sitting room



## BALCONY/SITTING ROOM

22'3" x 7'10" approx (6.78m x 2.39m approx)

Offering stunning views across the River Humber, Humber Bridge and beyond to the Lincolnshire Wolds.



## VIEWS





## BEDROOM 1

11'5" x 11'0" approx (3.48m x 3.35m approx)

With an extensive range of fitted wardrobes and window to the front elevation with river views.



## ENSUITE SHOWER ROOM

With suite comprising a walk in shower with glass panel, vanity unit with wash hand basin, low flush WC, bidet, illuminated mirror, shaver socket and tiling to walls.





## BEDROOM 2

13,2" x 8'0" approx (3.96m,0.61m x 2.44m approx)

Measurements into fitted wardrobes with mirrored sliding doors.

Window to rear.



## BEDROOM 3

10'4" x 8'4" approx (3.15m x 2.54m approx)

With fitted furniture including wardrobe, desk and drawers. Window to front with river views.



## BATHROOM

Luxurious suite comprising a bath with shower attachment, walk in shower with glass panel, vanity unit with wash hand basin, low flush WC. Mirror and shaver socket. Marble tiles to walls and floor.





## OUTSIDE

The property occupies a delightful position along Cliff Road and the River Humber. There is an enclosed porch area to the front, ideal to sit and watch the world go by. The courtyard garden is a real suntrap and there is designated parking for two cars.



## PORCH/VERANDA

Lovely decked area, partially enclosed with patio doors giving access to the sun room.



## DESIGNATED PARKING



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Carpets, curtains, blinds and light fittings are included at the asking price. Fixtures and fittings other than those specified in this brochure may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. 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 TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

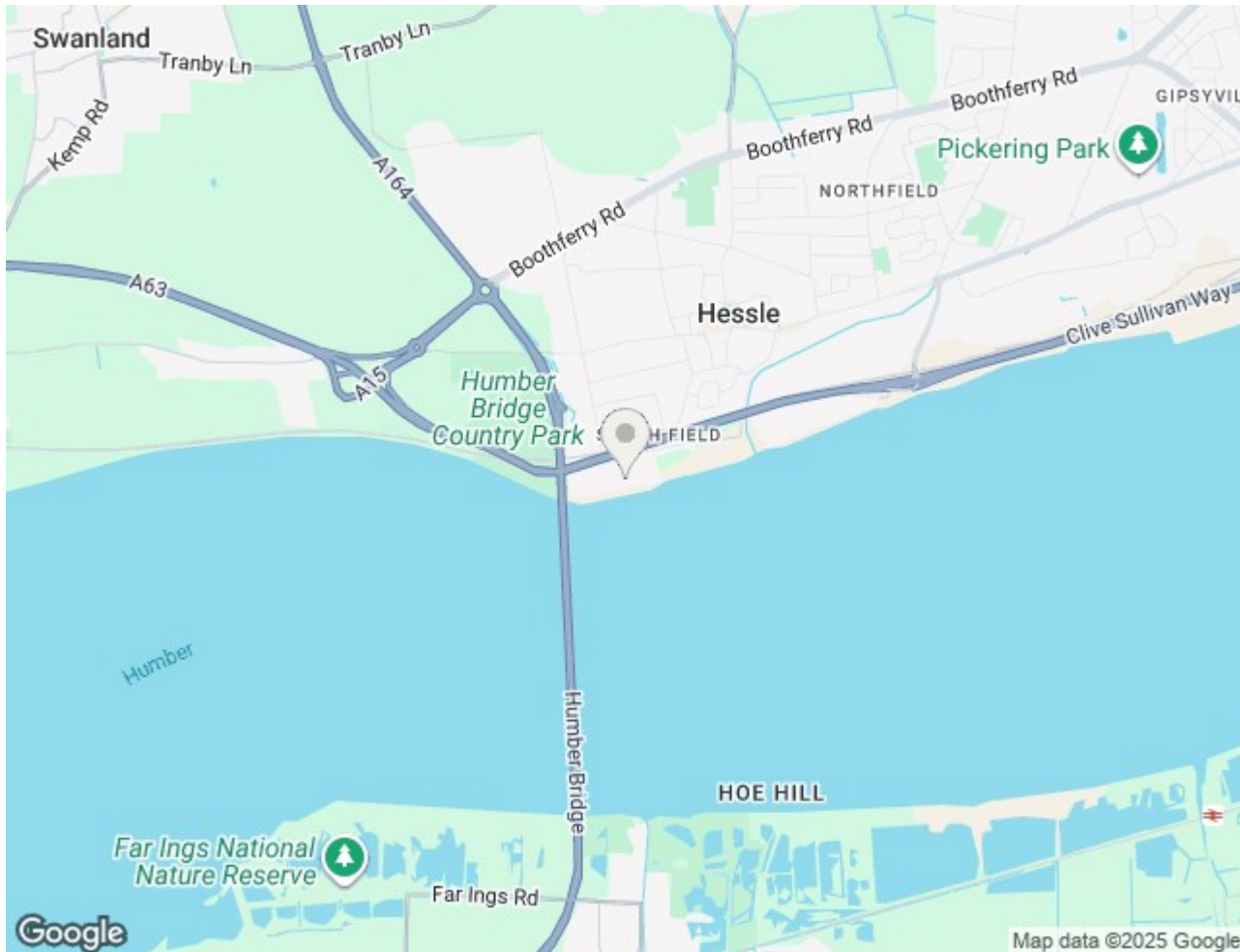
## PHOTOGRAPH DISCLAIMER

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.

## VALUATION SERVICE



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.



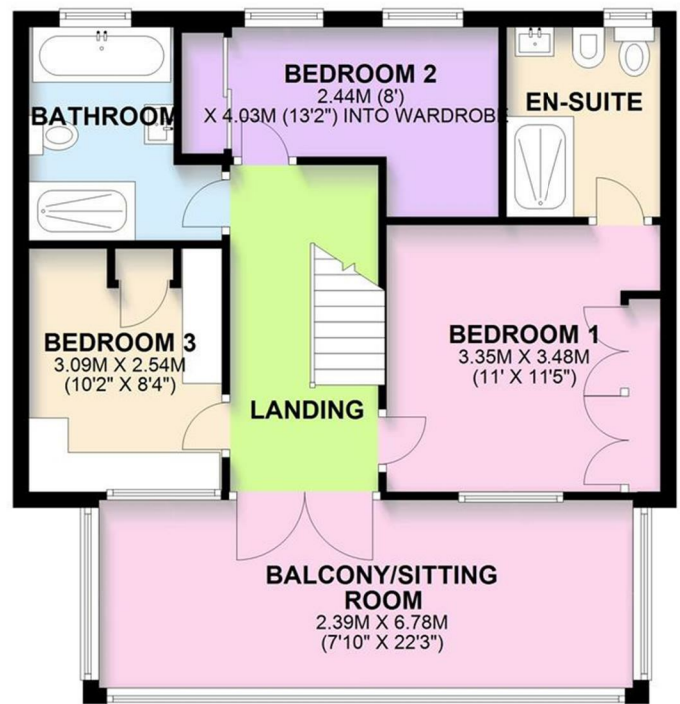
## GROUND FLOOR

APPROX. 64.2 SQ. METRES (690.9 SQ. FEET)



## FIRST FLOOR


APPROX. 64.3 SQ. METRES (692.3 SQ. FEET)



TOTAL AREA: APPROX. 128.5 SQ. METRES (1383.2 SQ. FEET)  
**1 RIVERSIDE COURT, HESSLE**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	