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Limb
MOVING HOME









27 Redcliff Road, Hessle, East Yorkshire, HU13 0HA

- Truly Unique
- Around 3,000 sq.ft.
- Beautifully Appointed
- Council Tax Band = F
- Tremendous Flexibility
- Fabulous Views
- 5 Beds/4 Baths
- Freehold/EPC = C

£685,000

INTRODUCTION



Looking for something different, then don't miss this totally unique detached property! Built in 1990 and recently completely remodelled and renovated to a high standard, this fabulous home provides expansive accommodation complimented by an amazing view of the River Humber, Humber Bridge and the Lincolnshire Wolds beyond. The accommodation extends to around 3,000sq.ft. over three floors and is great for a family, multi generational living or has the ability to rent out some rooms for AirBNB as the current owners do so. The layout can be seen on the attached floorplan which includes a fabulous living room with picture windows and bi fold doors providing great views to the south and access to the balcony. The living kitchen is extensively fitted and bi fold doors also open out to the south facing balcony with stunning views. The lower ground floor includes a large games/entertainment room and two luxury bedroom suites, accessed from either the house or externally. Upon the upper floor are three double bedrooms, en-suite and stylish bathroom. Again, some exquisite views are available. The property is certainly deceptive from the front, looking rather more conventional and having a parking bay plus twin width driveway to the attached double garage. The property occupies a slightly sloping site with steps down to the lawned garden and patio area. This fine home really needs to be viewed to be fully appreciated.

LOCATION



Redcliffe Road is accessed by travelling southward along the prestigious Woodfield Lane, to the southwest of Hessle centre. Hessle offers everything you could want having a superb range of shops and amenities including fine restaurants, cafes, bars, boutique shops, delicatessens, supermarkets, newsagent, bank, chemist, gift shops, hair/beauty salons, health centre, takeaways and much more, all of which make it such a desirable place to live. Situated approximately 5 miles to the west of Hull City Centre on the banks of the River Humber, Hessle benefits from excellent road and rail links with its own railway station, regular bus service and immediate access to the Clive Sullivan dual carriageway leading into Hull to the east or the national motorway network to the west. The iconic Humber Bridge is situated nearby providing easy access to North Lincolnshire and Humberside Airport. Public and private schooling for all ages is available locally in addition to many recreation facilities and walks through the Country Park or Hessle Foreshore.

ACCOMMODATION

Residential entrance door to:

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ENTRANCE RECEPTION

A light and welcoming entrance reception with tiled flooring and staircase leading up to the first floor featuring a steel and glass balustrade. Adjacent to the stairs a door opens to a further staircase leading down to the lower ground floor level.



W.C.

With low level W.C., wash hand basin, cabinet, tiled surround and tiling to the floor, heated towel rail.

UTILITY/CLOAK ROOM

With plumbing for washing machine, space for dryer, hanging and shelving facilities, internal door to the garage.

DINING/LIVING KITCHEN

A stunning open plan space which combines kitchen and dining/living area. Bi fold doors provide a view of the Humber and its bridge together with access out to the composite decked balcony which enjoys a south facing aspect and provides some amazing views towards the Lincolnshire Wolds. The kitchen features an extensive range of contemporary base and wall mounted units with oak work surfaces and matching island. appliances include a double oven, microwave, four ring hob plus extractor above which is housed in the island, dishwasher, wine chiller, fridge and freezer. There is a one and a half sink and drainer with mixer tap. Light comes pouring in through aspects to three elevations.







DINING AREA



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DECKED BALCONY

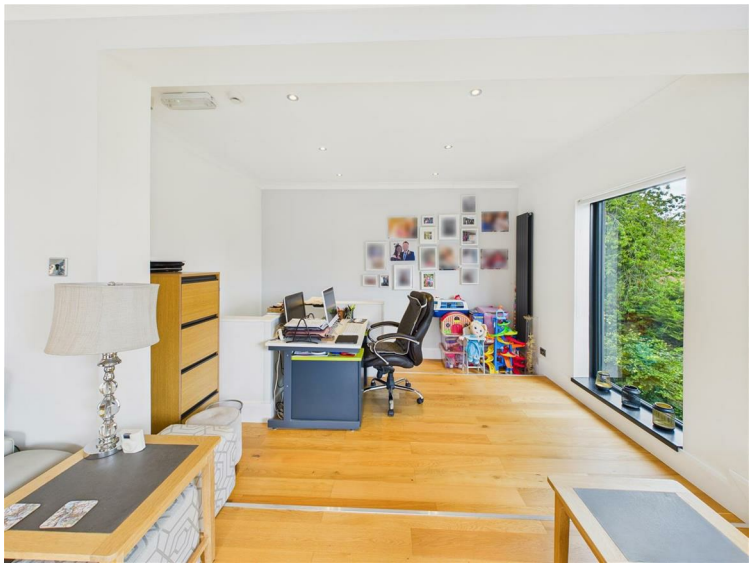


LIVING ROOM

A spectacular space situated to the rear of the house and having a picture window which provides a magnificent view of the Humber Bridge and across the river itself onwards to the Lincolnshire Wolds. To the western elevation, two sets of bi fold doors provide direct access out to the balcony. There is an engineered oak floor which extends throughout and the room is open plan in style through to an area ideal for a study again with a picture window overlooking the south. A staircase to the corner of this area leads downwards.



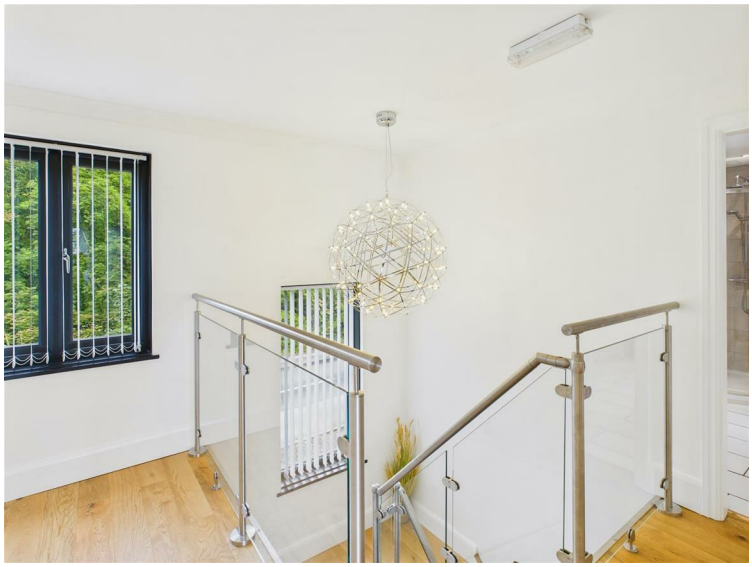




FIRST FLOOR

LANDING

With windows to the front elevation.



BEDROOM 1

A luxurious size with two windows to the west elevation providing views of the Humber Bridge, river and beyond. There is a range of deep fitted wardrobes with sliding mirrored fronts.



EN-SUITE BATH/SHOWER ROOM

A lovely size with a sumptuous suite comprising low level W.C., claw footed oval shaped bath, cabinet housing twin wash hand basin's with quartz tops, large corner shower cubicle with rainhead and handheld shower system. Fully tiled to walls and floor, heated towel rail.



BEDROOM 2

A great sized double bedroom with two windows to the front elevation and a window to south providing a spectacular view across the river and onwards to the Lincolnshire Wolds.



BEDROOM 3

A double room. Window to rear providing an amazing view.





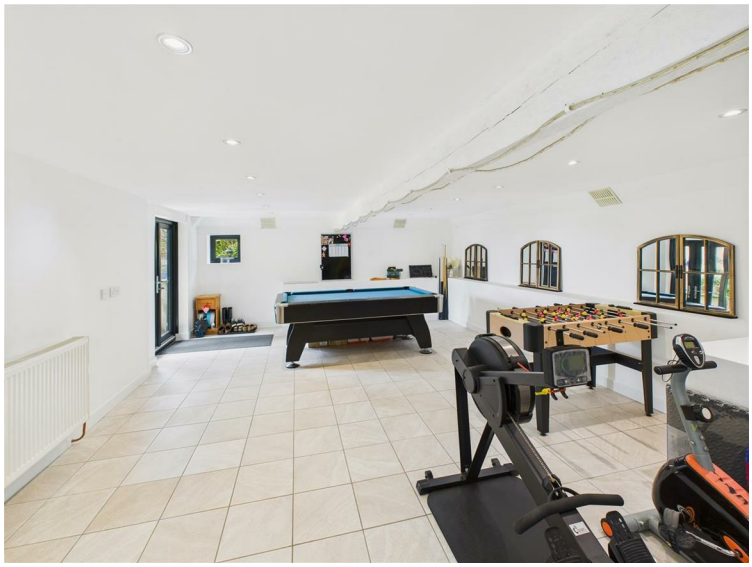
BATHROOM



LOWER GROUND FLOOR

GAMES/LEISURE ROOM

A great space with a tiled floor. Currently used as a games room but would be ideal for a variety of purposes. Direct access is available out to the rear garden. An internal door which is lockable provides access to a ground floor suite.



GROUND FLOOR BEDROOM SUITE 1

Overlooking the rear garden providing a great view of the River Humber and with double doors providing access directly out. This space could also be used as separate accommodation. A part tiled floor extends throughout.







SHOWER ROOM

Fully tiled to walls and floor with low level W.C., corner shower enclosure, wash hand basin and cabinet, heated towel rail.



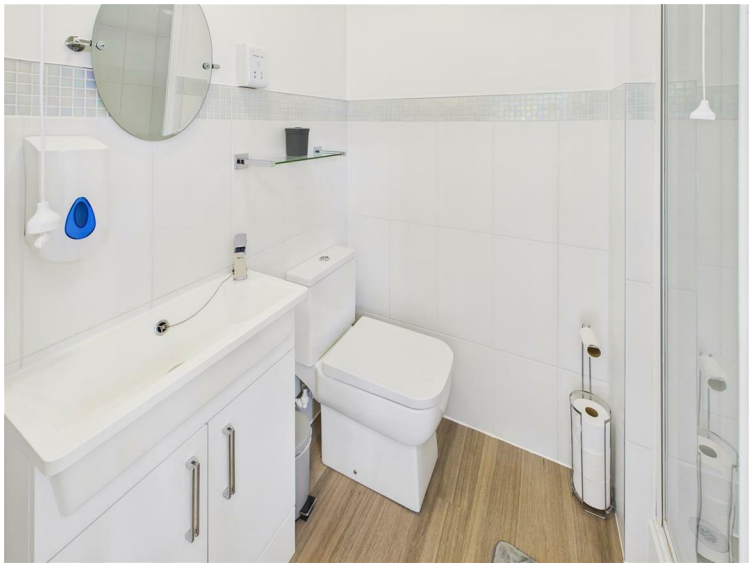
GROUND FLOOR BEDROOM SUITE 2

A fabulous room with picture window to the south providing a view of the Humber Bridge. Double doors lead out to a decked patio which is accessible separately from the main house.



EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin in cabinet and shower enclosure. Tiled surround, heated towel rail.



OUTSIDE

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REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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

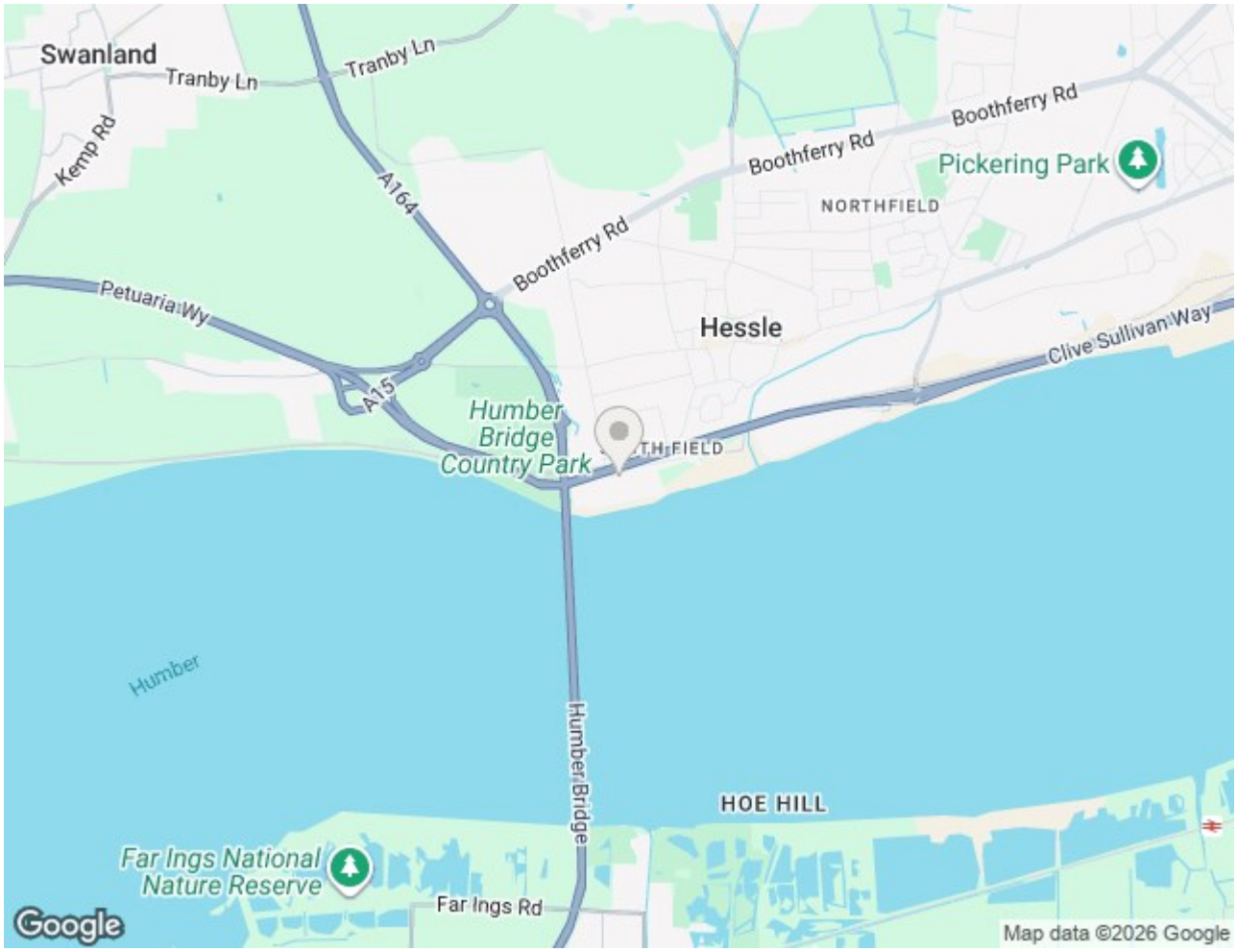
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

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.


Swanland
Tranby Ln
Tranby Ln
Kemp Rd
A164
Boothferry Rd
Boothferry Rd
Boothferry Rd
Pickering Park
NORTHFIELD
Petuaria Wy
Hessle
Clive Sullivan Way
A15
Humber Bridge Country Park
Humber
Humber Bridge
HOE HILL
Far Ings National Nature Reserve
Far Ings Rd
Google
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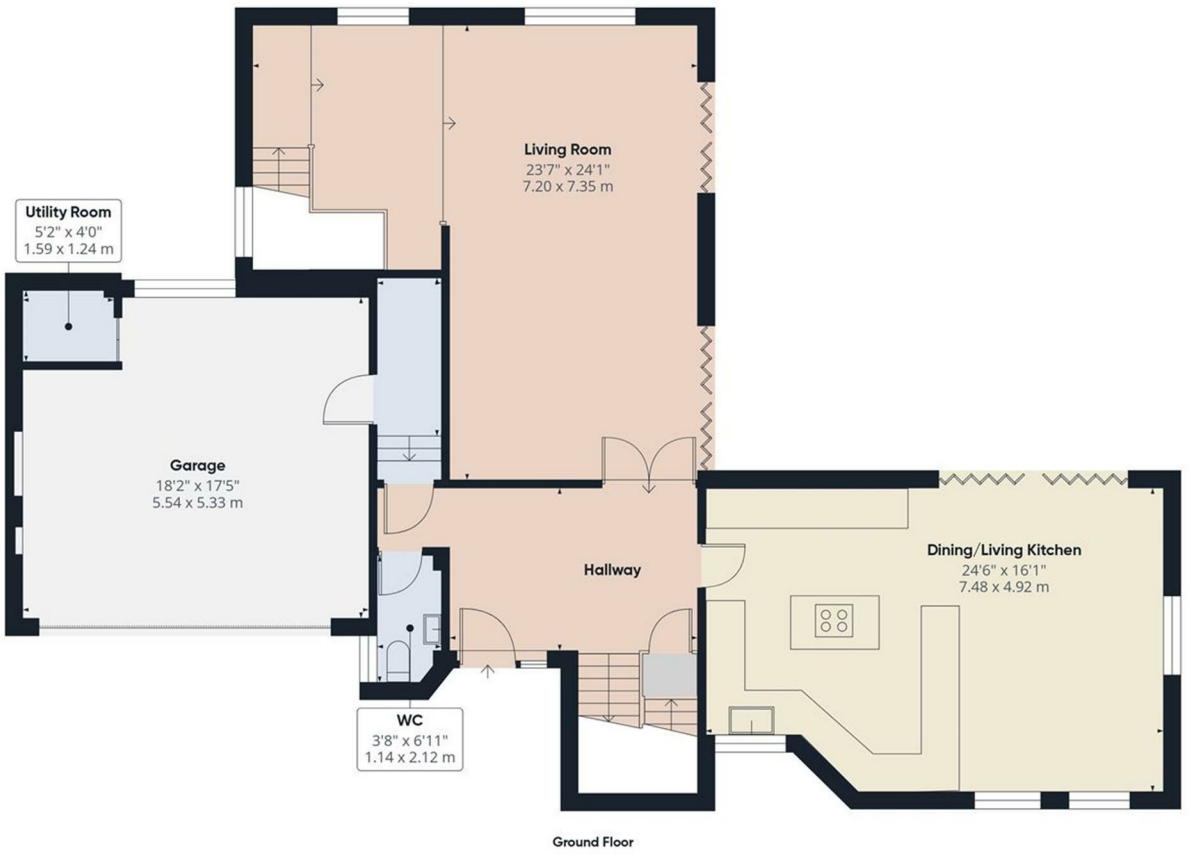


Approximate total area(1)
1101 ft²
102.2 m²

(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.

GIRAFFE360



Approximate total area(1)

1328 ft²

123.4 m²

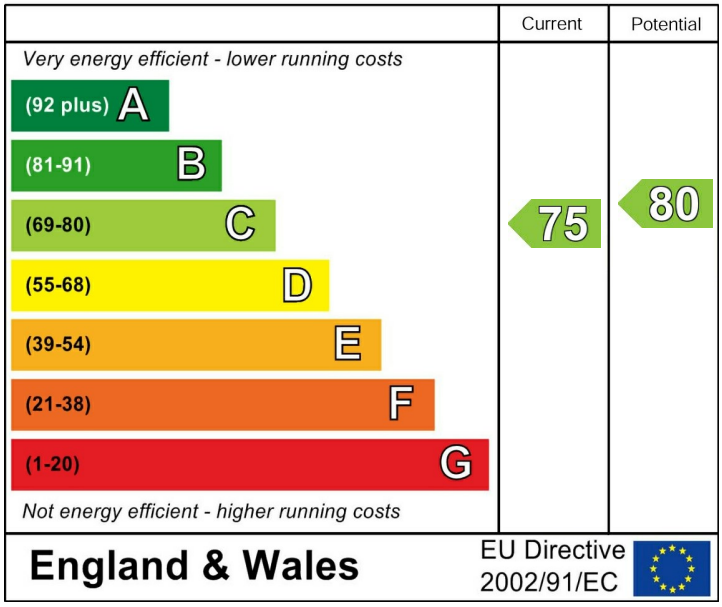
(1) Excluding balconies and terraces

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GIRAFFE360


Wardrobe
3'3" x 15'11"
1.01 x 4.86 m
Bedroom 1
12'8" x 24'3"
3.87 x 7.41 m
En-suite
8'4" x 10'7"
2.56 x 3.24 m
Bathroom
10'1" x 11'2"
3.09 x 3.41 m
Landing
Bedroom 3
13'8" x 12'11"
4.17 x 3.95 m
Bedroom 2
13'9" x 16'1"
4.19 x 4.90 m
First Floor
Approximate total area(1)
949 ft²
88.1 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

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

