Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









3 Riverside Court Cliff Road, Hessle, East Yorkshire, HU13 0HB

- Mid Terraced Home
- Scenic River Humber Views
- 2 Beds / 2 Baths
- Council Tax Band = C
- Modern Kitchen
- Spacious Lounge
- Front Garden & Parking
- Freehold / EPC = C

£179,950

INTRODUCTION

Perfectly positioned within a private cul-de-sac, this established mid-terrace home occupies a sought-after location just moments from the River Humber. The property offers a unique lifestyle opportunity, enjoying views across the water towards the Lincolnshire coastline and boasting close proximity to the scenic 'Little Switzerland' country park, renowned for its nature trails, play areas, and woodland walks.

The interior features an entrance hall leading to a modern kitchen equipped with a range of appliances, alongside a bright and spacious lounge. The first floor hosts two well-proportioned double bedrooms, with the primary bedroom benefiting from its own en-suite shower room, complemented by a separate main bathroom. Externally, the property benefits from a low-maintenance paved front garden and dedicated off-road parking for two vehicles.

LOCATION

Riverside Court is private cul-de-sac situated off Cliff Road, Hessle and enoys views across the River Humber. 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.

Hessle provides superb regional connectivity, acting as a primary gateway for the region. The town features its own railway station with frequent services to Hull, Doncaster, and Sheffield, as well as easy connections to London. Strategically located along the A63, it offers immediate access to Hull and the M62 corridor, while the Humber Bridge provides a direct link to North Lincolnshire and beyond including Humberside Airport.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5 miles
- Beverley (Historic Market Town): Approx. 9 miles
- York: Approx. 38 miles
- Leeds: Approx. 55 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Double doors open to the entrance hallway.

ENTRANCE HALLWAY

With staircase leading up to the first floor and cupboard under.



KITCHEN

Having a range of modern base and wall units with oak worktops incorporating a sink and drainer with mixer tap, oven, four ring gas hob with filter above, tiled splashbacks, plumbing for a washing machine, integrated fridge/freezer, cupboard housing the gas central heating boiler and window to front.



LOUNGE

With feature fire surround housing a living flame gas fire, window and bay window enjoying views of the river Humber.



FIRST FLOOR

LANDING

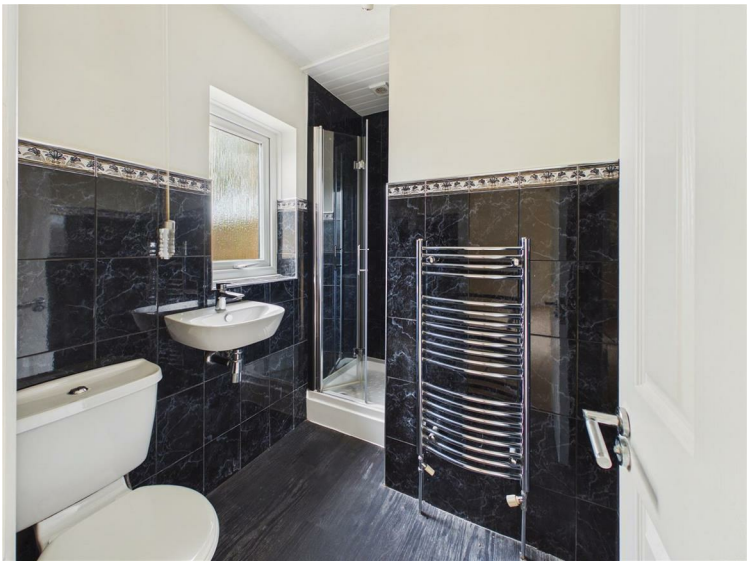
BEDROOM 1

With fitted wardrobes and window to the front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail, part tiled walls and window to front.



BEDROOM 2

With views across the river Humber.



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BATHROOM

With suite comprising a bath, wash hand basin and low flush W.C. Part tiled, window to rear.



OUTSIDE

The property is situated within a private courtyard with a low maintenance paved garden area to the front. There is designated parking for two vehicles.



VIEW





HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of double glazing.

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.

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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

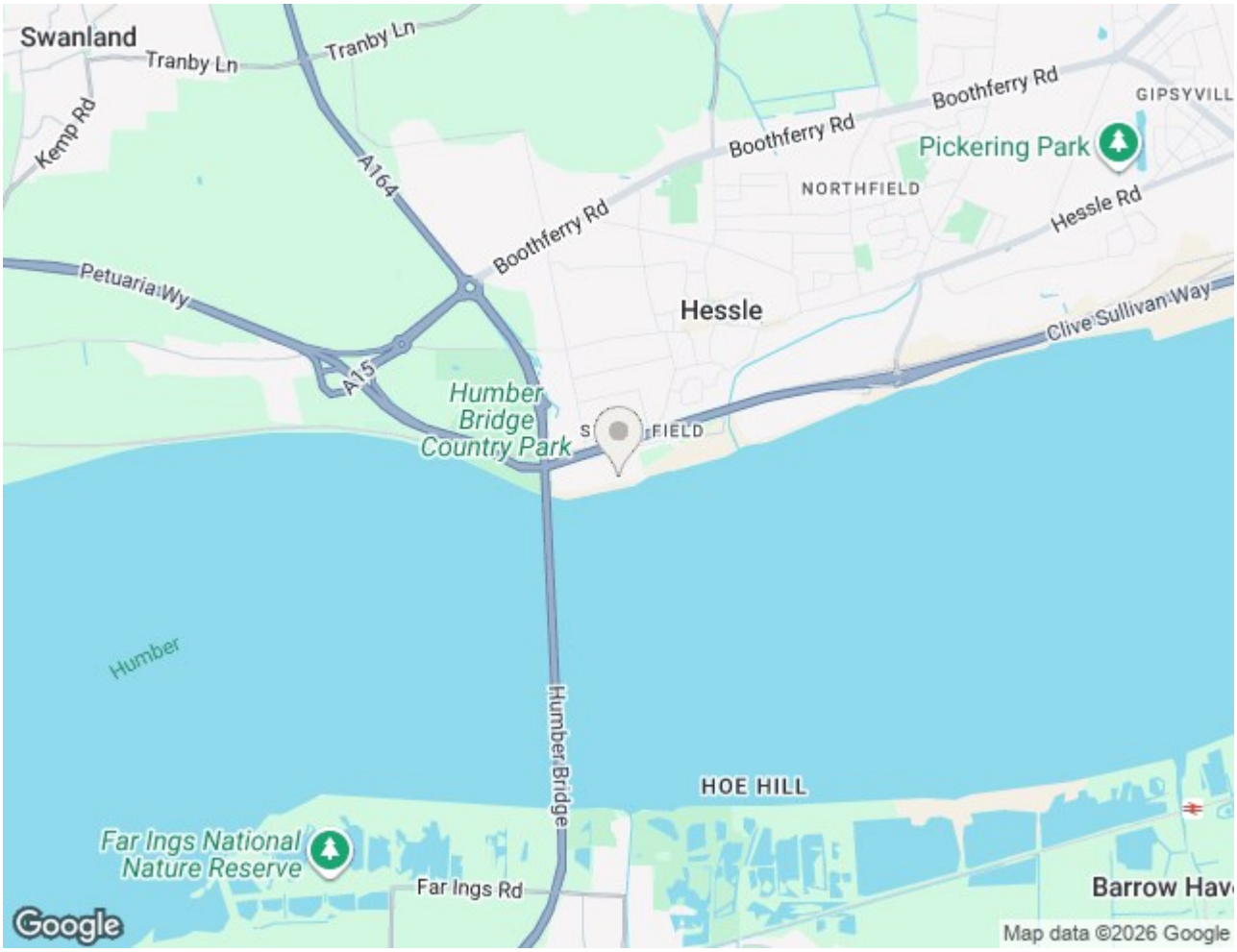
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware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

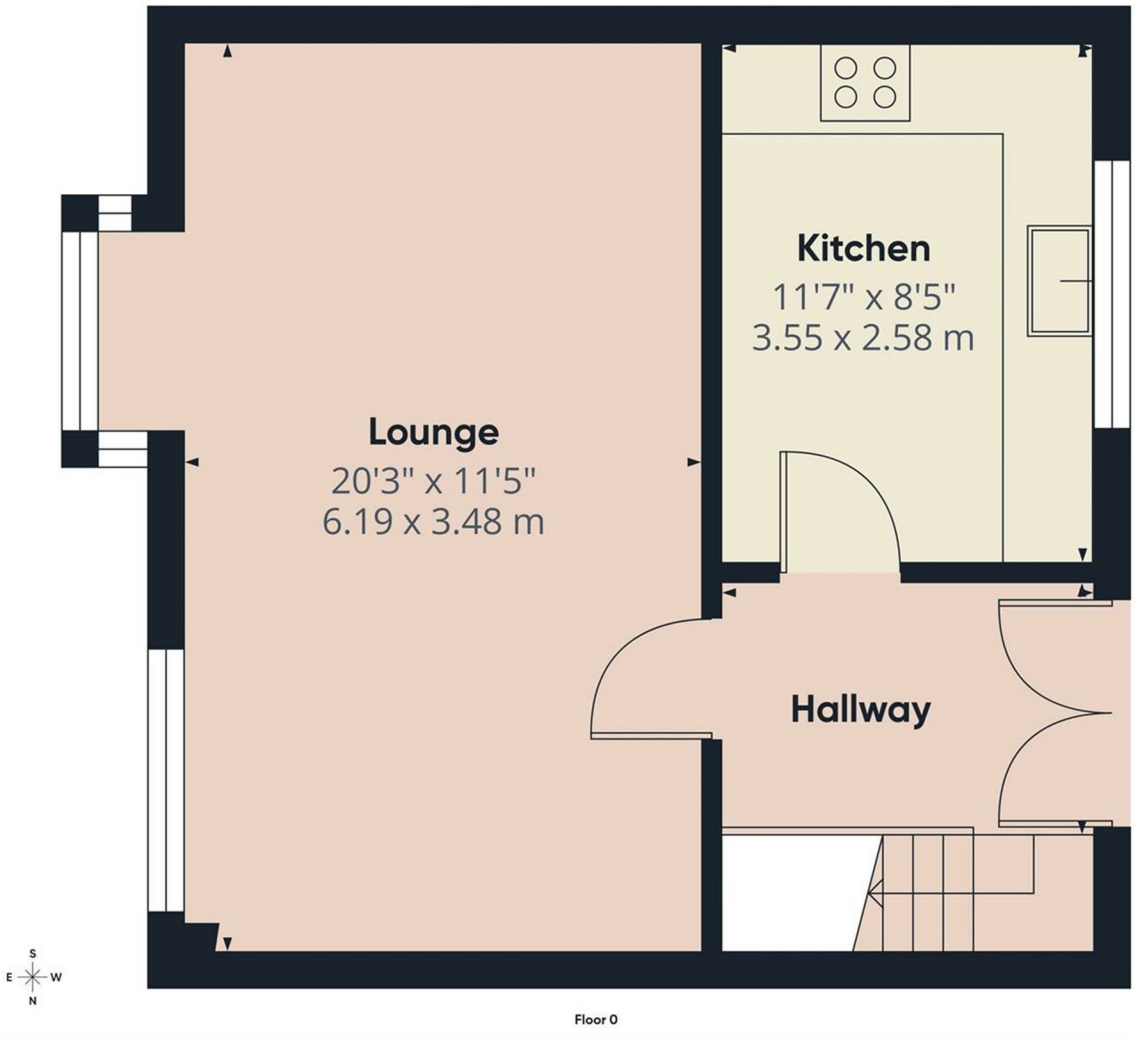
PROGRESSING AN OFFER

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
GIPSYVILL
Pickering Park
NORTHFIELD
Hessle Rd
Petuaria Wy
Hessle
Clive Sullivan Way
A15
Humber Bridge Country Park
FIELD
Humber
Humber Bridge
HOE HILL
Far Ings National Nature Reserve
Far Ings Rd
Barrow Hav
Google
Map data ©2026 Google



Approximate total area(1)
415 ft²
38.6 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



Floor 1

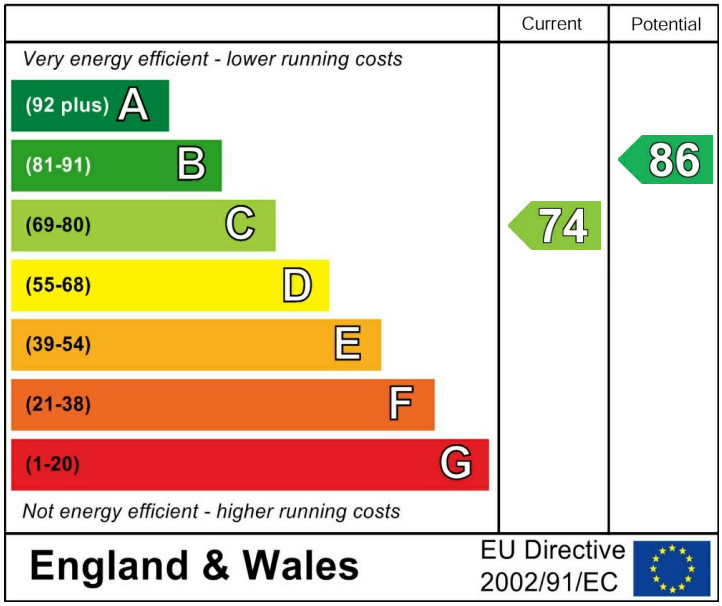
Approximate total area(1)
366 ft²
34 m²

(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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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

