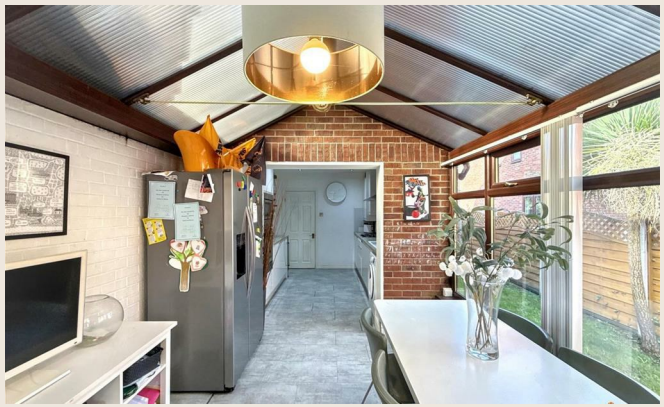
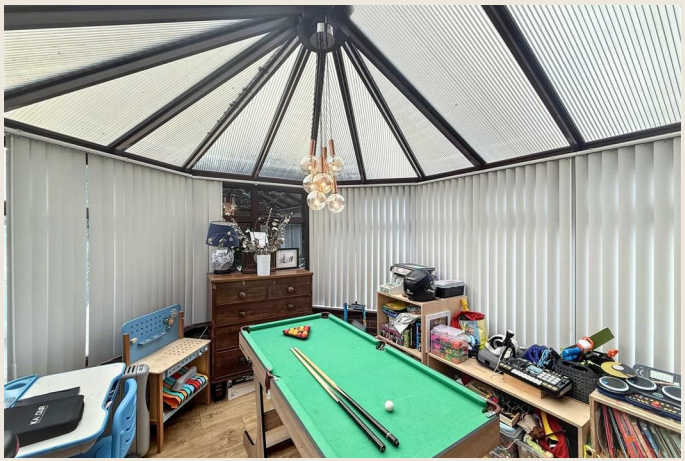
The Coachings, Cliff Road

Hessle, HU13 0HD

- Three Bedroom Detached Family Home
- Spacious Lounge & Conservatory
- Long-Standing Tenant Happy to Remain or Vacate
- Electric Vehicle Charging Point
- Walking Distance to Hessle Square, Shops, Cafes & Restaurants
- Self-Contained One Bedroom Annex
- Principle Bedroom with En-Suite
- Large Driveway Providing Parking for Multiple Vehicles
- Sought-After Hessle Location Close to the Foreshore
- Viewing Highly Recommended



Guide price £350,000 - £370,000



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Situated in the highly desirable area of Hessle, this impressive three-bedroom detached home offers spacious family accommodation alongside a self-contained one-bedroom annex, ideal for multi-generational living or generating additional rental income. Just a stone's throw from the Hessle foreshore, the property is perfectly positioned for scenic riverside walks and lovely views, with Hessle Square nearby offering a fantastic selection of shops, cafés, restaurants and everyday amenities.

The main residence comprises an entrance hall, downstairs WC, large lounge, conservatory and spacious kitchen and dining area, providing plenty of room for family life and entertaining. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a family bathroom.

A fantastic addition is the self-contained annex, which benefits from its own separate entrance and comprises a kitchen, lounge and dining area, bedroom and en-suite shower room. Ideal for a family member or as an investment opportunity, the annex is currently let to a long-standing tenant at £750 per calendar month. The tenant is happy to remain following the sale or vacate, depending on the new owner's requirements.

Externally, the property boasts a generous garden with lovely views towards the iconic Humber Bridge. A large side driveway provides off-road parking for multiple vehicles and benefits from an electric vehicle charging point.

Offering versatile accommodation, an established rental opportunity and a sought-after Hessle location, this property will appeal to families, multi-generational households and investors alike. Early viewing is highly recommended.

Entrance Hall
The property welcomes you into an entrance hall, providing access to the ground-floor accommodation and stairs leading to the first floor. With laminate flooring and radiator.

Downstairs WC
A convenient downstairs WC, ideal for guests and everyday family use. With toilet, privacy glass window, tiled flooring and wash basin.

Lounge
A large and spacious lounge, offering plenty of room for relaxing with family. Featuring laminate flooring, front bay window, additional side window, log burner, radiator and doors leading to the conservatory.

Conservatory
The conservatory provides additional living space, creating a lovely spot to sit and enjoy views of the garden throughout the year. With laminate flooring, windows and door leading to the rear garden.

Kitchen & Dining Area
A large kitchen and dining area, offering generous space for cooking and enjoying family meals. This versatile room forms a practical part of the home's living accommodation. With laminate flooring, sink & drainer, hob, extractor hood, integrated oven & microwave, wine cooler, laminate work surfaces, plumbing for washer & dryer, space for large fridge & freezer, windows, radiator and patio doors leading to the rear garden.

Bedroom One
A well-proportioned principal bedroom benefiting from its own en-suite, providing added comfort and privacy. Offering laminate flooring, radiator, window and door leading to the en-suite.

En-Suite
This convenient en-suite provides a shower cubicle, vanity unit, toilet, privacy glass window, towel radiator and laminate flooring.

Bedroom Two
A second bedroom offering versatile accommodation, featuring vinyl flooring, window and radiator.

Bedroom Three
A further bedroom which could be utilised as a child's bedroom, guest room or study, depending on the new owner's requirements. With carpet flooring, window and radiator.

Family Bathroom
The family bathroom serves the first-floor accommodation. Providing laminate flooring, bath tub with shower attachment, shower cubicle, vanity unit, toilet, privacy glass window and towel radiator.

Kitchen (Secondary)
This kitchen area has a cosy feel with exposed brick walls and wooden flooring. It includes sink & drainer, laminate work surfaces, plumbing for washer & dryer, window, space for appliances, storage cupboard, radiator and open arch leading to the living area.

Lounge & Dining Area (Secondary)
The reception room is a charming space blending rustic and modern elements with its exposed brick feature wall and wooden floors. It enjoys good natural light from a large window and patio doors which lead to the rear garden.

Bedroom (Secondary)
A separate bedroom provides comfortable private accommodation within the annex. With wood flooring, window, radiator and door leading to the en-suite.

En-Suite
The bedroom benefits from its own en-suite shower room, adding convenience and independence to the accommodation.

Outside
Externally, the property boasts a generous garden with lovely views towards the iconic Humber Bridge. To the side, a large driveway provides off-road parking for multiple vehicles, alongside an electric vehicle charging point. The property's desirable Hessle location places the foreshore, scenic walks and the amenities of Hessle Square within easy reach.

Additional Information
- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - E
- Energy Performance Certificate Rating (EPC) - D
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings
Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation
Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.
Please get in touch and we will arrange a no-obligation property appraisal.

Mortgages
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

Money Laundering Regulations
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

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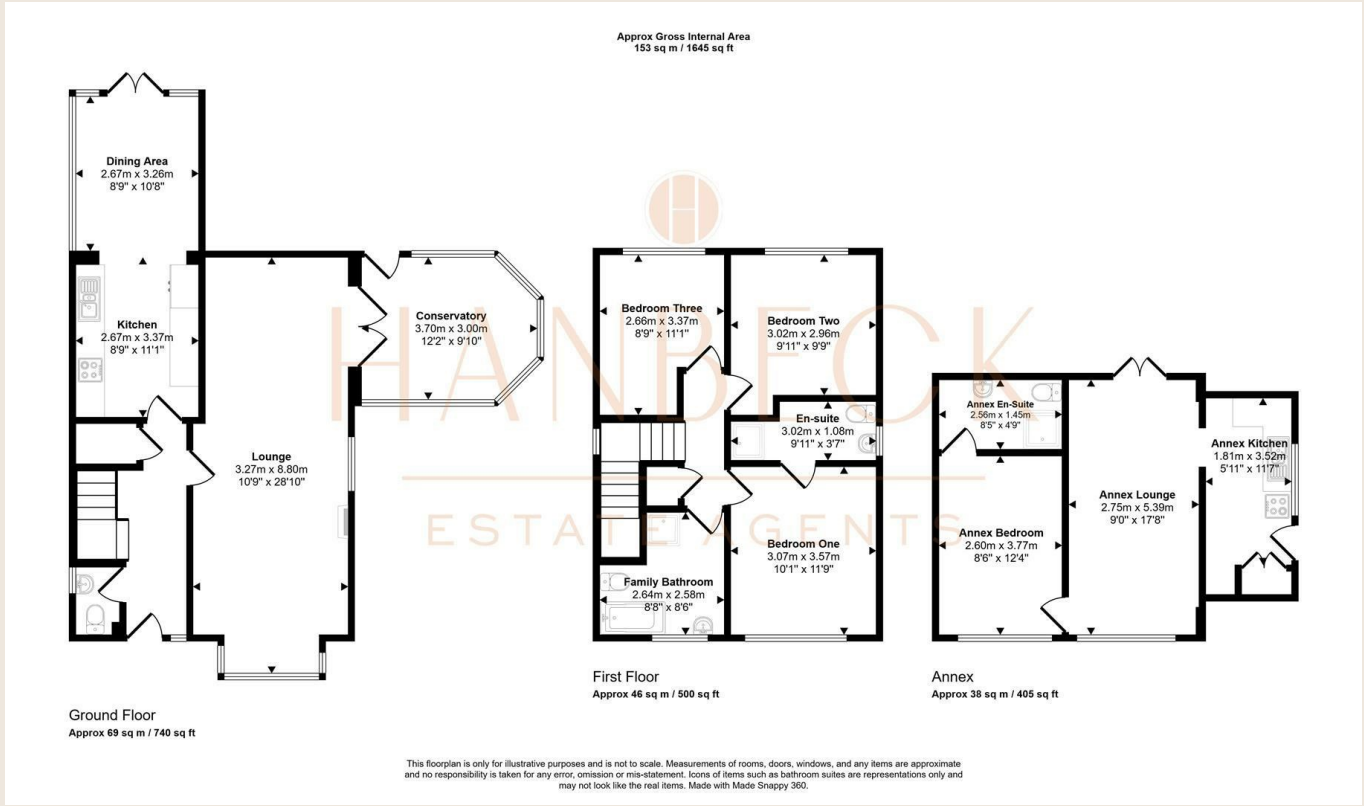
Council Tax Band **E**
EPC Rating **D**



Hull Office

929 Spring Bank West, Hull, East Yorkshire, HU5 5BE

Contact

01482 680850
info@hanbecks.co.uk
hanbecks.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.