



£160,000

Apartment 4,
87 Ferriby Road,
Hessle



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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DESCRIPTION

A spacious first floor apartment located within the magnificent Manor Lodge with gated entrance, superb grounds and private parking. This exceptional apartment overlooks the grounds and features a recently installed kitchen. Forming part of the conversion of 'Manor Lodge' is an architecturally attractive property that retains many superb original features and is situated behind high hedging and trees. This spacious first-floor apartment overlooks the beautifully manicured south-facing grounds and is accessed from a grand communal hallway.

LOCATION

Manor Lodge is prominently situated close to the junction with Woodfield Lane, being one of the most sought after areas of Hessle. The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

Main Hall

Secure entry from Vestibule leading into the Main Hall, boasting a turning staircase and stained glass window.

Apartment Entrance

A large vestibule with laminated wood flooring, radiator and storage space leads into:

Living Room

This spacious, airy Living Room has laminated wood flooring and windows to two elevations overlooking the communal garden.

Kitchen

This recently fitted kitchen offers a range of gray fronted cabinets with contrasting work surfaces and integrated electric oven & hob unit, extractor hood, washing machine and fridge/freezer; stainless steel sink unit and laminated wood flooring.

Bedroom 1

Overlooks the rear garden and features an ornamental original fireplace.

En Suite Bathroom

With a white suite incorporating panelled bath with shower attachment, shower screen, pedestal wash hand basin & low flush WC, radiator.

Bedroom 2

With a radiator.

Shower Room

With a white suite with shower cubicle, pedestal wash hand basin, WC, radiator, extractor fan, stone effect laminate flooring.

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Services

Mains water, electricity, gas and drainage are connected to the property.

Central Heating

The property has the benefit of a gas-fired central heating system.

Double Glazing

The property has the benefit of some replacement PVC double-glazed frames and sealed unit double-glazing.

Council Tax

From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

Viewing

Strictly by appointment with the sole agents on 01482 866844.

Tenure

The property is understood to be leasehold and subject to an annual service charge:

Current Service charge cost : £600 per quarter (£200 per month). Service Charge includes: Buildings insurance, communal repairs/maintenance/improvements, grounds maintenance, Company Secretary obligations.

Lease Commencement Date : 29.04.2003

Lease Length : 999 years from 01.01.2002 (927 years to run at January 2024).

No ground rent payable.

