



Hemmingway Walk, Hessle, East Riding of Yorkshire
£355,000





KEY FEATURES

- Beautiful Detached Bungalow
- Three Bedrooms
- Stylish Kitchen
- Contemporary Bathroom & En-Suite
- Detached Garage
- Stunning Garden
- Driveway
- Council Tax Band E
- EPC Rating D
- Freehold
- EPC rating D



DESCRIPTION

Bungalows like this are few and far between!! Standing on a well proportioned plot, this three bedroom true bungalow has been upgraded by the current owners to offer contemporary living throughout! Boasting a modern kitchen diner, en-suite and bathroom, gated driveway, garage and well manicured gardens. Call us now to arrange your viewing!





PARTICULARS OF SALE

Entrance Hall

0.00m x 0.00m (0'0" x 0'0")

uPVC entrance door, storage cupboards, loft hatch and central heating radiator.

Lounge

5.39m x 3.47m into bay

Contemporary feature fireplace having remote control gas fire, uPVC walk in bay window to the front elevation and central heating radiator.

Dining Kitchen

5.36m x 3.52m

Fitted with a modern range of wall and base units having integrated eye level double oven, induction hob, extractor fan, fridge freezer and washing machine. uPVC window to the rear elevation, door to the side and central heating radiator.

Bedroom One

4.16m x 3.98m

Extensive range of fitted furniture, uPVC window to the front elevation, central heating radiator.

En-Suite

2.40m x 1.78m

Fitted with a three piece suite comprising shower cubicle, low flush WC and wash hand basin. uPVC window to the front elevation, central heating radiator.

Bedroom Two

3.98m x 2.97m reducing to 2.44m

uPVC window to the rear elevation, central heating radiator.

Bathroom

1.99m x 1.79m

Fitted with a three piece suite comprising bath with shower over, low flush WC and wash hand basin. uPVC window to the side elevation, central heating radiator.

Bedroom Three

3.09m x 2.98m

uPVC French doors to the rear elevation, central heating radiator.

Frontage

0.00m x 0.00m (0'0" x 0'0")

Lawned frontage with mature planting. Gated driveway provides off street parking and leads to the garage. Gated access to rear garden.

Garage

0.00m x 0.00m (0'0" x 0'0")

Extended garage with electric roller door, personel access door and window to the side elevation, power and lighting.

Rear Garden

0.00m x 0.00m (0'0" x 0'0")

Generously proportioned and well manicured rear garden with extensive patio area, lawned area and mature planting. Summerhouse house with power points. External power points.



Tenure

0.00m x 0.00m (0'0" x 0'0")

Freehold

Services

0.00m x 0.00m (0'0" x 0'0")

Lovelle and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the mortgage advice bureau who are in-house. We may receive a fee if you use their services.

Local Authority

0.00m x 0.00m (0'0" x 0'0")

This property falls within the geographical area of East Riding of Yorkshire council - 01482 393939.

<https://www.eastriding.gov.uk/>

Viewing

0.00m x 0.00m (0'0" x 0'0")

By appointment with the sole agent Lovelle, telephone 01482 643777.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

TENURE

The tenure of this property is Freehold.

SERVICE CHARGE

LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us. For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Ground Floor

Approx. 102.6 sq. metres (1104.5 sq. feet)



Total area: approx. 102.6 sq. metres (1104.5 sq. feet)

