



Riverside Court, Hessle, East Riding of Yorkshire
Asking Price £220,000





KEY FEATURES

- Breath Taking Views of The River and Humber Bridge
- Modern Terraced Property
- Two Bedrooms, Master with En Suite
- Contemporary Open Plan Layout
- Lounge/ Dining and Kitchen
- Garden & Allocated Parking
- Tenure Freehold
- Council Tax Band B
- Total Room Area 74 Square Metres
- No Onward Chain
- EPC rating C



DESCRIPTION

****WOW, JUST WOW *** BREATHTAKING VIEWS OVER THE RIVER AND HUMBER BRIDGE****

This superb TERRACED PROPERTY has been lovingly upgraded throughout, presenting a stylish, open plan contemporary living space with the rooms taking full advantage of the breath taking views over the River and Humber bridge.

The accommodation includes: Entrance into the light and airy, open plan HALLWAY, KITCHEN, LOUNGE and DINING AREA with stairs taking you up to the first floor MASTER BEDROOM with EN SUITE, BEDROOM TWO and a BATHROOM. Outside there is there is allocated PARKING for TWO CARS to the rear and an easy to maintain GARDEN with an array of attractive shrubbery and a patio area, a lovely space to sit and enjoy the views.

If you enjoy walking, there is access to the Yorkshire Wolds Way.

Viewing is highly recommended to fully appreciate the accommodation and surroundings on offer!

Location

Located on Riverside Court, Hessle with incredible views to the front elevation. The Country Park Inn pub and restaurant is just at the end of the road providing a great place to relax and enjoy yourself. There are excellent bus transport links around Hessle and Hull.





PARTICULARS OF SALE

Entrance

A door opens to the hallway, welcoming you in to view this wonderful property. Open plan accommodation with an attractive staircase leading to the first floor.

Lounge & Dining Area

5.97m x 4.98m (measured at widest points)

The light and airy open plan layout is finished in neutral tones with two windows and patio doors beckoning you to enjoying breath taking of the River and Humber Bridge. Features include laminate flooring and the staircase with balustrade and handrail.



Kitchen

4.16m x 2.36m

A bespoke kitchen with built in cupboards and free standing units with woodblock work surface. Space for fridge/freezer and "Range Style" cooker with stainless steel extractor hood. Belfast double sink unit with mixer tap and drainer.

Bedroom One

5.18m x 4.82m (measured at widest points)

A sumptuous double bedroom with two double glazed windows, enjoying elevated views over the Humber Estuary. A door opens to the En Suite.

En Suite

2.24m x 1.84m

Fully tiled walls and laminate flooring. Walk in shower cubicle, low level W.C. and vanity unit incorporating the wash basin with useful storage below. Contemporary radiator and double glazed window.

Bedroom Two

3.67m x 2.72m

A single bedroom with double glazed window and radiator.

Bathroom

1.88m x 1.71m

Panelled bath with mixer taps and shower attachment, tiling to splash backs. Low level W.C. and pedestal wash basin. Feature chrome towel heater, laminate flooring and double glazed window.



Parking Area

Access to the rear provides allocated parking for two cars

Garden

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

An easy to maintain garden with an array of attractive shrubbery and plantings to borders. Decorative stone chippings and a paved patio area creating a lovely space to enjoy the views.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

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.

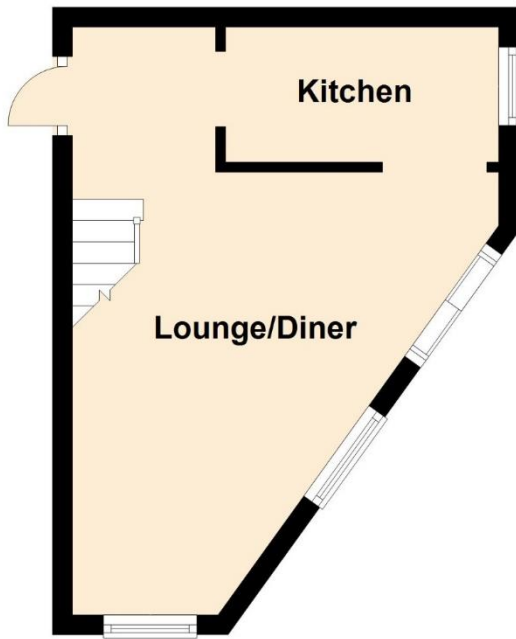
A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

