



Weelsby Way, Hesse, East Riding of Yorkshire
Asking Price £285,000





KEY FEATURES

- Rare to the Market
- Desirable Location
- Large Garden
- Large Garage
- Light and Spacious Rooms
- Close to Schools
- Close to Transport Links
- No Onward Chain
- Potential to Add Value
- Total Area 112 Square Metres
- EPC rating C



DESCRIPTION

THIS SUPERB SEMI DETACHED HOME HAS BEEN LOVED BY THE SAME FAMILY FROM THE DAY IT WAS BUILT IN 1955, NOW READY TO WELCOME NEW OWNERS TO RELOVE AND MAKE THEIR OWN CHERISHED MEMORIES FOR YEARS TO COME.

Enjoying the on this desirable and rarely available location of Weelsby Way Hesse is this Superb SEMI DETACHED traditional home.

The generously proportioned accommodation includes FOUR BEDROOMS, a family BATHROOM with a welcoming HALLWAY welcoming you in to the TWO RECEPTION rooms and the KITCHEN Boasting a family friendly REAR GARDEN, OFF ROAD PARKING, CAR PORT and GARAGE.

This one ticks all the boxes. Viewing is highly recommended!

Enter through the front door into the light and spacious hallway that leads to the lounge, dining room, kitchen and stairs to the first floor accommodation. The lounge to the front of the property is flooded with light from the large bay window with views over the front garden. The dining room to the rear of the property features patio doors onto the private rear garden. The kitchen features contemporary wall and base units with contrasting worktops.

On the first floor landing you have access to all four bedrooms, WC and family bathroom. The large double bedroom to the front is flooded with light from the bay window. The large double bedroom to the rear has views over the rear private garden. A single bedroom to the front elevation. The fourth bedroom is a double room featuring views over the front and rear elevations.

Outside the property is a garden to the front with driveway with carport leading to the large garage. To the rear of the property is a large private garden mainly laid to lawn with established planting.





PARTICULARS OF SALE

Entrance Hall

1.97m x 4.31m (6'6" x 14'1")

Enter this bright and airy hallway through the front door. Access to lounge, dining room, kitchen and stairs to first floor living accommodation.

Lounge

4.20m x 4.55m (13'10" x 14'11")

Large lounge filled with light from the large bay window with views to front elevation.

Dining Room

3.38m x 3.97m (11'1" x 13'0")

The dining room features patio doors that lead to the private rear garden.

Kitchen

2.79m x 3.29m (9'2" x 10'10")

A mix of contemporary wall and base units with contrasting worktops. Featuring fitted appliances and door leading to utility cupboard and separate WC.

WC

1.14m x 1.21m (3'8" x 4'0")

Separate WC and housing serviced boiler.

First Floor Accommodation

2.44m x 3.61m (8'0" x 11'10")

Access to all bedrooms, family bathroom and separate WC.

Bedroom One

3.45m x 4.70m (11'4" x 15'5")

Large double bedroom to front elevation filled with light from the large bay window. Fitted wardrobes to solve storage needs.

Bedroom Two

3.81m x 4.24m (12'6" x 13'11")

Large double bedroom to rear elevation with views over the private garden. Storage cupboard.

Bedroom Three

2.15m x 4.96m (7'1" x 16'4")

Single bedroom to the front elevation. Ideal for nursery, dressing room or home office.

Bedroom Four

3.45m x 4.70m (11'4" x 15'5")

Double bedroom with windows to front and rear elevation.

Bathroom

1.68m x 2.39m (5'6" x 7'10")

Family bathroom comprising of sink, bath and separate shower cubicle.

WC

0.73m x 1.52m (2'5" x 5'0")

Separate to family bathroom, low flush WC.



Garage

3.22m x 7.29m (10'7" x 23'11")

A large garage with up and over door and side personnel door.

Outside

To the front of the property is a front garden, private driveway and carport leading to large garage. Private garden to the rear featuring a patio area, mainly laid to lawn with established planting.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: D

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

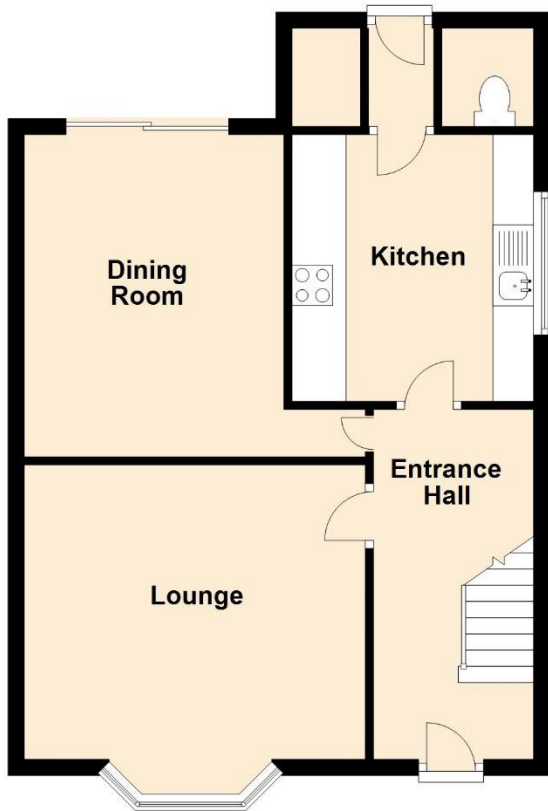


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLANS

Ground Floor

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



First Floor

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

