



Park Row, Hesse, East Riding of Yorkshire  
Asking Price £240,000





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## KEY FEATURES

- Impeccably presented and neutrally decorated
- Generous reception rooms with large windows
- Excellent public transport links
- Delightful kitchen with wood countertops
- Three bedrooms with natural light
- Luxurious bathroom with free-standing bath
- High ceilings throughout for grandeur
- Garage for secure parking or storage
- Private garden for relaxation or entertaining
- Total area 102 square metres
- EPC rating D



## DESCRIPTION

Introducing this charming terraced property available for sale, impeccably presented and neutrally decorated, providing a blank canvas for its new owners to add their personal touch. The property is situated in a quiet and peaceful location with a strong local community. It benefits from excellent public transport links and nearby schools, making it an ideal home for families and couples alike. The location also boasts proximity to local parks, perfect for those who enjoy the outdoors.

The property offers ample living space with two generous reception rooms, both boasting large windows that allow an abundance of natural light to flood in. High ceilings enhance the sense of space, while the unique rustic exposed brick feature in the first reception room adds a touch of character and warmth. The first reception room also enjoys a lovely view of the garden and is equipped with under stairs storage, providing a functional and aesthetically pleasing space.

The kitchen is a delightful feature of the property, equipped with a utility room and a range cooker. Natural light streams in, creating a bright and inviting space for cooking.

Accommodation comprises three bedrooms. Bedroom one is a lovely, light-filled space with an en-suite for added convenience. Bedrooms two and three are both double in size, with the latter boasting built-in wardrobes, providing an efficient storage solution. All three bedrooms benefit from natural light, enhancing their appeal and creating a serene atmosphere.

The family bathroom is luxuriously appointed with a large bath, rain shower and a heated towel rail, offering an at-home spa experience.

Additional unique features of this property include high ceilings throughout, adding an air of grandeur and elegance. A garage provides secure parking or additional storage space. The property also boasts a garden, providing a private outdoor space for relaxation or entertaining.

The property has an EPC rating of D and falls within council tax band A.

This property, with its unique features and prime location, offers a fantastic opportunity for families or couples seeking a new home. Its blend of character, convenience, and comfort makes it a must-see.





## PARTICULARS OF SALE

### Entrance Hall

Enter through the front door, stairs to first floor living accommodation and door to lounge.

### Lounge

**3.89m x 2.22m (12'10" x 7'4")**

Natural light fills this room through the windows to the front elevation, high ceilings and exposed brick feature continue the elegance this room provides. Useful understairs storage area.

### Dining Room

**4.86m x 2.73m (15'11" x 9'0")**

This dining room features high ceilings, two chandeliers and window to rear elevation providing natural light.

### Kitchen

**4.24m x 2.36m (13'11" x 7'8")**

The kitchen has a range of floor and wall units in a contemporary cream with contrasting wood style counter tops for all your storage and preparation needs. An induction rangemaster cooker and extractor are the must have for the budding chef along with the fridge-freezer and dishwasher. Window to side elevation.

### Utility

**1.67m x 1.57m (5'6" x 5'2")**

Cupboard, countertop and space for appliances. Access to WC and window to side elevation.

### WC

**1.67m x 0.72m (5'6" x 2'5")**

Low flush WC and hand basin.

### First Floor Accommodation

Access to family bathroom, first floor bedrooms and second floor bedroom.

### Bedroom Two

**4.09m x 2.60m (13'5" x 8'6")**

Featuring high ceilings, coving and two windows to the rear elevation this double bedroom is light, airy and spacious.

### Bedroom Three

**2.89m (4.73m at longest) x 2.94m (9'6" x 9'7")**

This double bedroom has two windows to the front elevation, fitted wardrobes and desk that can be used as an study/office area or dressing table.

### Family Bathroom

**3.02m x 2.19m (9'11" x 7'2")**

This large family bathroom boasts a walk-in rain shower, bath, low flush WC, hand basin and heated towel rail.

### Bedroom One

**3.95m x 3.68m (13'0" x 12'1")**

Accessed by stairs from the first floor this double bedroom features two velux windows with fitted blackout blinds. This bedroom also features access to the en-suite featuring a low flush WC and hand basin.



### Outside

To the front of the property is a large enclosed garden featuring a patio area, lawn and established flower beds. Gates provide access to the parking area and garage. The rear garden features lighting along the fences. To the rear of the property is an enclosed courtyard with access gate. A path running between the front garden and main garden has access for residents for the six houses on Park Row.

### Garage

A secure garage with power and lighting, perfect for parking or storage.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: A

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

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

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## 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.

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## 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.

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## 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.

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## 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.

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## AGENTS NOTE

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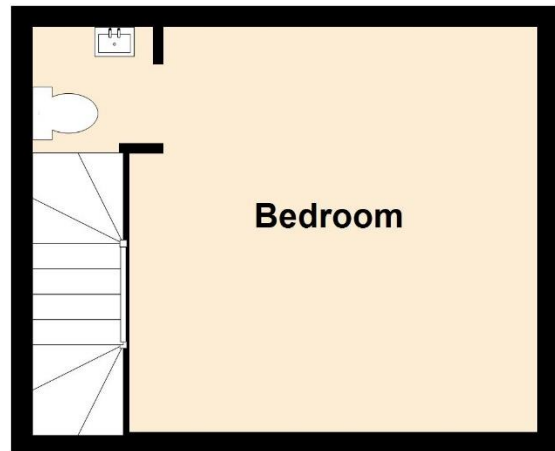
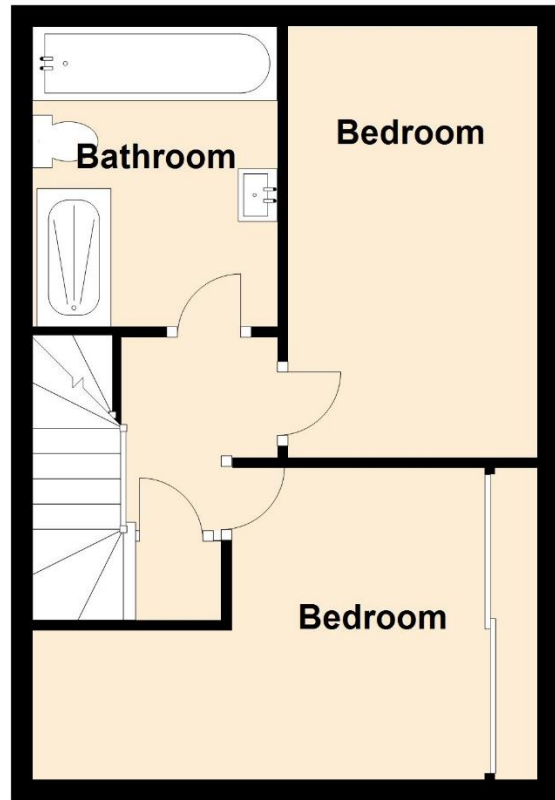
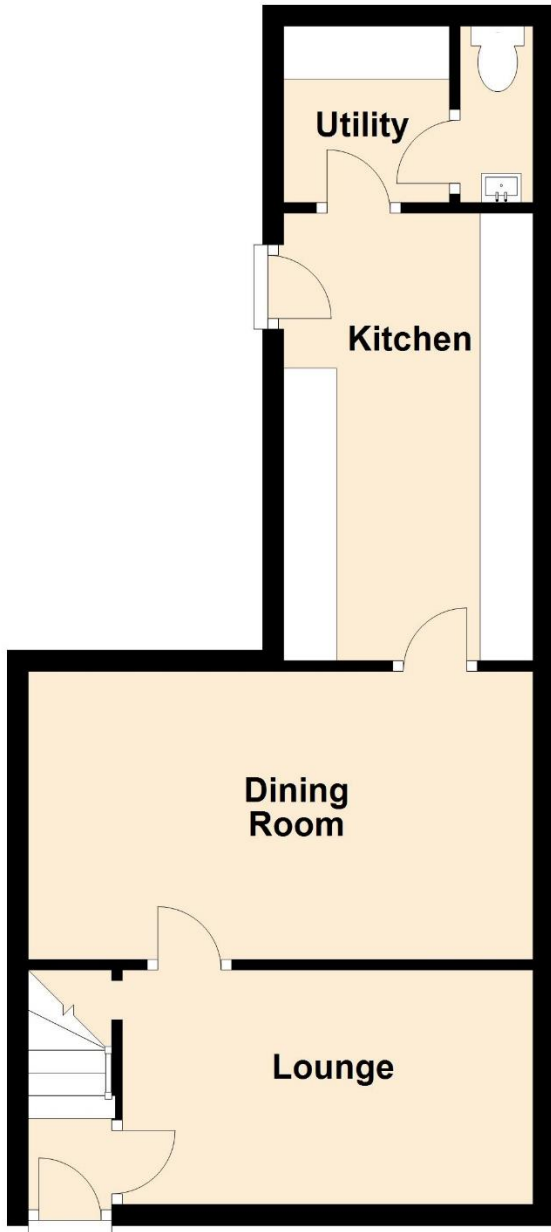
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**A&C Homes Limited T/A Lovelle Estate Agency**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



MAP

