



Eastgate, Hessle, East Riding of Yorkshire  
Offers in excess of £130,000





## KEY FEATURES

- Immaculate
- Open Plan
- First Time Buyers
- Desired location
- Loft Space
- Two Bedrooms
- Couples
- Attention Investors
- EPC D
- Total Area 75 Square Metres
- EPC rating D

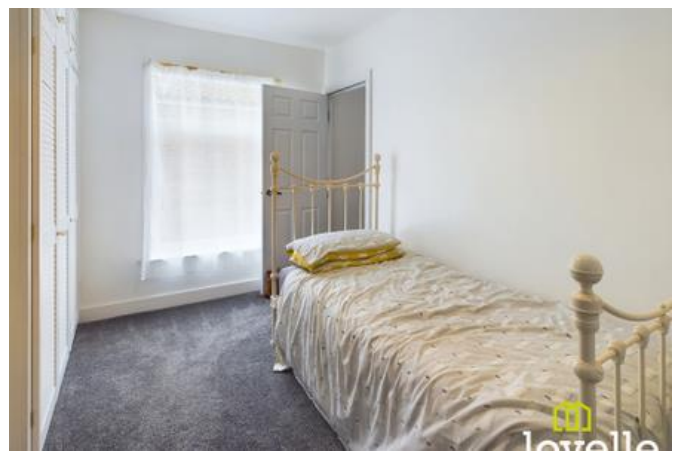
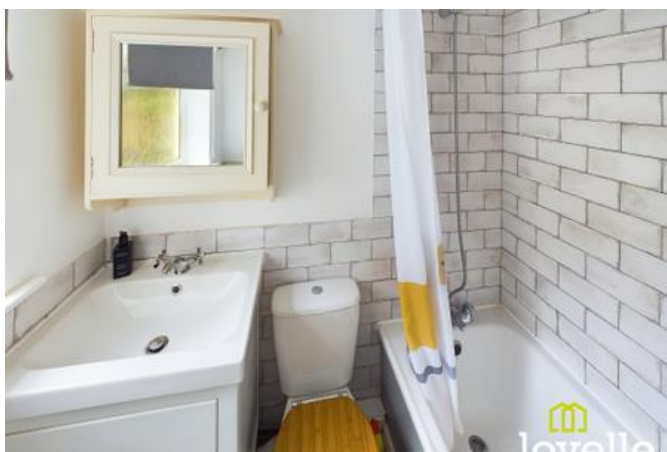
## DESCRIPTION

We are pleased to present this immaculate, terraced property that is currently listed for sale. This charming residence boasts a total of two double bedrooms, both bathed in natural light, making the house seem even more spacious and inviting. The first bedroom is particularly spacious, while the second comes with built-in wardrobes, providing a generous storage solution.

The property features an open-plan living kitchen, creating a modern and versatile space perfect for cooking and entertaining alike, ensuring a fluid and harmonious living space.

The property is characterized by its D EPC rating and a council tax band A, making it an affordable option for many. But what sets this property apart is its unique loft space. This additional area offers a wealth of opportunities for customization, whether you're seeking extra storage or dreaming of a private study or hobby room.





## PARTICULARS OF SALE

### Living Kitchen

7.50m x 3.61m (24'7" x 11'10")

Enter through front entrance to this immaculate living kitchen that is perfect for entertaining or relaxing. The kitchen area benefits a range of wall and base units with contrasting worktops and breakfast bar.

### Rear Hallway

1.62m x 0.93m (5'4" x 3'1")

Access to the family bathroom and outside private courtyard.

### Bathroom

1.85m x 1.57m (6'1" x 5'2")

Three piece suite comprising of bath with overhead shower, low flush WC and hand basin.

### Bedroom One

3.59m x 3.43m (11'10" x 11'4")

A generous double bedroom to front elevation. A range of built in shelves to aid your storage needs.

### Bedroom Two

3.94m x 2.73m (12'11" x 9'0")

Double bedroom to rear elevation, fitted wardrobe, one also housing boiler. Access to loft space.

### Loft Space

5.46m x 3.16m (17'11" x 10'5")

Filled with light from windows to front and rear elevation. A versatile extra space that answers your storage needs, suitable for a home office or hobby room.



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## TENURE

The tenure of this property is Freehold.

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## SERVICES

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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

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 representations 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             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

FLOOR PLANS

