



Graham Avenue, Hessele, East Riding of Yorkshire
Asking Price £150,000





KEY FEATURES

- Fantastic Starter Home
- Fully Renovated
- Character Features with Contemporary Feel
- Two Double Bedrooms
- Private Garden for Entertaining
- Close to Local Amenities
- Good Transport Links
- Council Tax Band A
- Total Square Footage: 694.06 sq ft
- Tenure Freehold
- EPC rating C



DESCRIPTION

Lovelle are delighted to offer to the market this fabulous TWO BEDROOM TRADITIONAL TERRACED PROPERTY on Graham Avenue, Hull.

A sought after and well regarded residential area, close to the village of Hessle, near to Pickering Park and with brilliant links to Hull City Centre and the A63, this home ticks plenty of boxes and is one to view!

The front door opens to welcome you in to view with stairs taking you up to the first floor and a door opening to the light and airy LOUNGE with feature fireplace, exposed wood flooring and bi-folding doors leading through to a separate DINING area.

Adjoining the dining area is the KITCHEN with an impressive range of contemporary floor to wall units and downlights, the space ensures functionality and fluidity to the home, boasting views over the well-appointed rear garden, natural light once again lends brightness throughout.

To the first floor are TWO well-proportioned DOUBLE BEDROOMS, newly carpeted and freshly decorated, requiring only furnishing to finish.

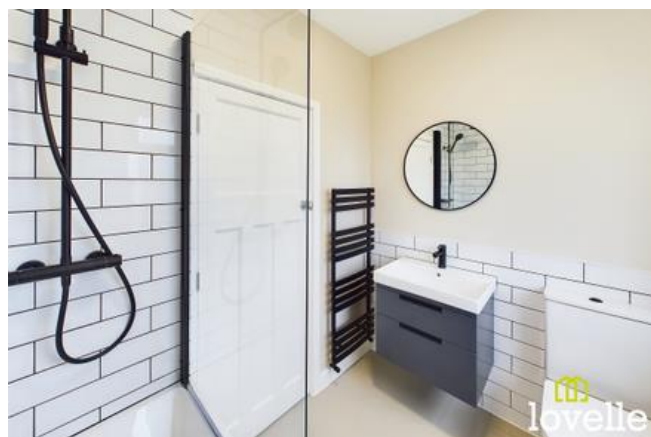
Also situated on the first floor is a contemporary, tiled BATHROOM with three piece suite to include: vanity wash basin with useful storage drawers below, low flush WC and stylish bath with rain shower overhead.

The front and rear GARDENS are well maintained and consist of a well presented, low maintenance stoned front garden with brick wall to the front aspect, and an attractive patio with grassed lawn and woodchip borders to the rear.

There is a hard standing within the boundary of the rear garden. This presents the opportunity to create the option of private off-street parking.

An absolute gem of a home, ready and waiting for its new owner.

DO NOT DELAY, CALL TO ARRANGE YOUR VIEWING TODAY!





PARTICULARS OF SALE

Entrance Hall

An attractive front entrance door opens to welcome you in to view this lovely property.

Lounge

3.68m x 4.32m (12'1" x 14'2")

A light and airy lounge with feature fireplace, real wood flooring and double doors opening to the dining area.

Dining Area

2.89m x 4.61m (9'6" x 15'1")

A spacious dining area, adjoining the kitchen creating the perfect space for entertaining family and friends. Useful under stairs storage cupboard. Door to kitchen...

Kitchen

2.13m x 3.88m (7'0" x 12'8")

A contemporary kitchen with a range of fitted units to base and walls with contrasting wood block work surface and tiled splash backs. Built in oven with gas hob and extractor hood above. Modern sink unit with mixer tap and drainer. Plumbed for automatic washing machine and space for fridge freezer.

Bedroom One

3.14m x 4.55m (10'4" x 14'11")

A light airy double bedroom with two double glazed windows to the front elevation.

Bedroom Two

2.25m x 3.45m (7'5" x 11'4")

A further double bedroom with double glazed window to rear elevation.

Bathroom

1.79m x 2.2m (5'11" x 7'2")

A contemporary bathroom with three-piece suite to include vanity wash basin with useful storage drawers below, low level W.C. Paneled bath with overhead shower and rain shower with glazed screen. Towel heater and double-glazed window.



Gardens

To the front of the property is a low-rise brick wall with gated access opening to the pathway to the front door.

The rear garden is mainly laid to lawn with an attractive paved patio area, ideal for dining "al fresco" There is a hard standing to the rear of the garden providing an opportunity to create off road parking space.

Location

Graham Avenue is located off Hesse Road and being within easy reach of Priory Park Retail Outlet which has Sainsburys supermarket, Homebase, Aldi's and the Park and Ride which connects to Hull city Centre approximately three miles away. Ideally located within proximity to Hesse and all its local facilities as well as to motorway networks via the A63/M62 with further trunk routes which can be located over the Humber Bridge. There are both private and public schools within easy reach.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 300300.

<https://www.hull.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 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 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 negotiations 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 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		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



