



Bishop Cockin Close, Hessle, East Riding of Yorkshire  
Asking Price £155,500





### KEY FEATURES

- Fantastic Semi-Detached Property
- Off Street, Secure Parking
- Additional Ground floor WC
- Close to Local Amenities
- Three Bedrooms
- First Floor Bathroom
- Low Maintenance Gardens to Front & Rear
- Council Tax Band C
- EPC Rating TBC
- Tenure Freehold
- EPC rating D

### DESCRIPTION

Situated in a popular area in Hessle, stands this semi-detached, three-bedroom property with lounge, kitchen/diner, and ground floor WC. To the first floor are three bedrooms and family bathroom.

The property benefits from two secure and gated parking spaces to the rear of the property and low maintenance front and rear gardens.





## PARTICULARS OF SALE

### Entrance Hall

**1.22m x 1.28m (4'0" x 4'2")**

Enter through private door. Neutral in decoration, leading through to lounge and staircase with centrally heated radiator.

### Living Room

**4.88m x 3.21m (16'0" x 10'6")**

Carpeted lounge with electric feature fireplace. Double glazed window with views to the front elevation and access to the kitchen. Ceiling light and fan above and centrally heated radiators.

### Kitchen

**2.71m x 4.21m (8'11" x 13'10")**

A range of fitted base and wall units with fitted cooker and electric hob with extractor above. UPVC window and french doors over rear elevation providing access to the rear garden. Plumbing for a washing machine and space for a freestanding fridge freezer. Space for a small dining table and access to a ground floor WC. The newly installed combi boiler is housed in the kitchen.

### Ground floor WC

**1.64m x 0.9m (5'5" x 3'0")**

Cleverly installed using the under-stair space is a dual flush WC and hand basin with overhead storage.

### Landing

**2.68m x 1.93m (8'10" x 6'4")**

Carpeted and neutral with UPVC double glazed window to side elevation allowing natural light to enter the space. Access to three bedrooms, family bathroom, storage space and loft hatch with pull down ladder.

### Bedroom One

**2.71m x 3.24m (8'11" x 10'7")**

Bedroom One, space for double bed, with large spacious walk-in closet via Contadina door. Views to front elevation. Centrally heated, carpeted with UPVC double glazed window.

### Bedroom Two

**3.11m x 2.2m (10'2" x 7'2")**

Currently used as a single bedroom, carpeted and neutral decoration. Views to rear elevation via UPVC double glazed window and benefiting centrally heated radiator. Recess for wardrobe.



### Bedroom Three

**2.15m x 1.91m (7'1" x 6'4")**

Single bedroom/study or nursery with recess for wardrobes. Offering views to the rear elevation. Centrally heated and double glazed. Outside of the bedroom is a well-proportioned storage cupboard.

### Bathroom

**1.74m x 2.2m (5'8" x 7'2")**

Bathroom comprises of low flush WC; vanity sink and newly installed walk-in bath with overhead shower. Extractor fan fitted.

### Front & Rear Gardens

The front of the property is low maintenance and is made up of gravel with border and potted plants. There is gated and secure side access to the rear of the property leading to a paved and patio garden. Walled and fenced to the perimeter, with graveled area for potted plants and a raised border with shrubbery and small trees. Private outlook with gate leading to private driveway.

### Driveway

Secure, gated private driveway with two parking spaces. Currently in place is a newly erected, double doored storage unit with electric.

### Location

Hessle is a town and civil parish in the East Riding of Yorkshire, England, 5 miles west of Kingston upon Hull. With an array of local amenities, well-regarded schools, bars and restaurants. In addition to great transport links into the City of Hull and out towards the A63 or via the Humber Bridge.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: C

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:-

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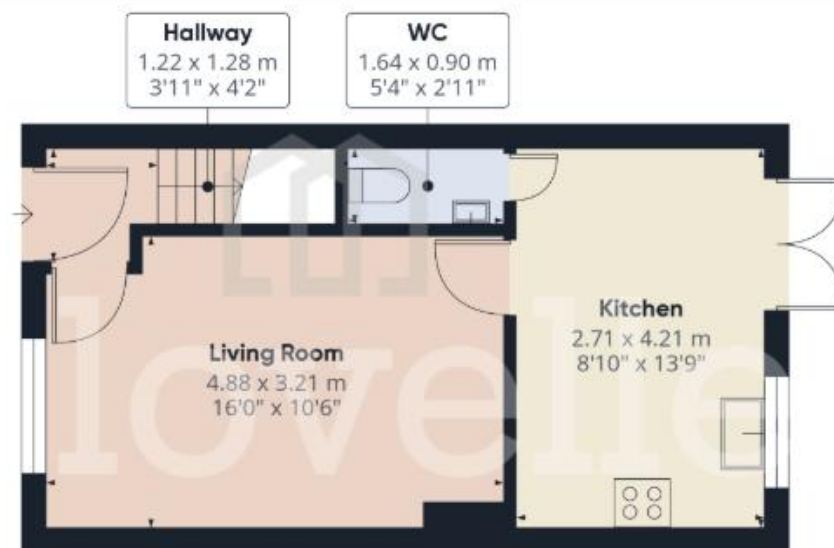
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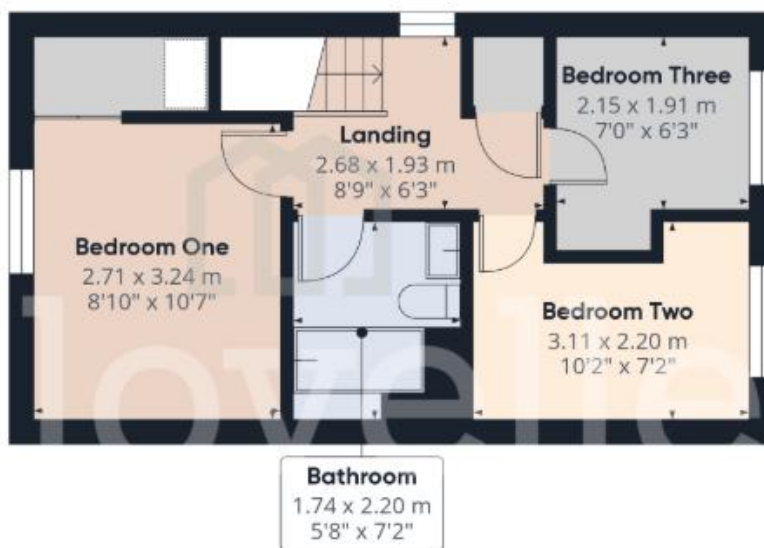
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



## FLOOR PLANS



Floor 0 Building 1



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