



St. Marys Close, Hessle, East Riding of Yorkshire
Asking Price £175,000





KEY FEATURES

- Spectacular Views of The Humber
- Top Floor Apartment
- Two Double Bedrooms with Fitted Wardrobes
- Modern Bathroom
- Contemporary Open Plan Dining Kitchen
- Comfortable Lounge
- Allocated Parking
- No Onward Chain
- Tenure Leasehold
- Total Room Area 66 Square Metres
- Council Tax Band D
- EPC rating C



DESCRIPTION

****WOW, JUST WOW *** BREATHTAKING VIEWS OVER THE RIVER AND HUMBER BRIDGE****

This Superb Top Floor Apartment is tastefully presented throughout, with no onward chain it is ready to move straight into.

The apartment boasts TWO double BEDROOMS and a contemporary BATHROOM. There is a fabulous open plan DINING KITCHEN and a comfortable LOUNGE with both rooms taking full advantage of the breath-taking views over the River and Humber bridge.

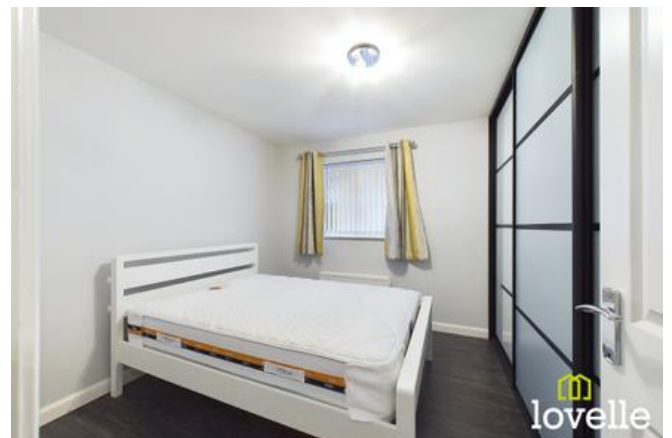
Outside there is there is allocated PARKING BAYS for residents and visitors. There are communal GARDENS adorned with mature trees and shrubbery.

Just across the road are wooden seat benches where you can sit and enjoy the wonderful views and if you enjoy walking, there is access to the Yorkshire Wolds Way.

Viewing is highly recommended to fully appreciate the accommodation and surroundings on offer!

Location

Located off St. Mary's Close, Hessle with incredible views to the front elevation. The Country Park Inn pub and restaurant is just at the end of the road providing a great place to relax and enjoy yourself. There are excellent bus transport links around Hessle and Hull.





PARTICULARS OF SALE

Secure Entry System

Secure entry system call to the apartment for entry to the communal hallway with stairs taking you up to the third floor.

Entrance & Hallway

Entrance door opens to the hallway welcoming you in to view the apartment.

Open Plan Dining Kitchen

The contemporary, open plan dining kitchen has an impressive range of fitted wall and base units with complimentary work surface and tiled splashbacks. Built in oven and electric hob with extractor hood above. Integrated appliances include fridge, freezer and washing machine. There is space for table & chairs. There are two double glazed windows to front elevation that take full advantage of the views.

Lounge

A comfortable lounge with feature electric living flame fire, radiator and double glazed window, a lovely room to relax and unwind.

Bedroom One

A double bedroom with a range of fitted wardrobes. Double glazed window and radiator.

Bedroom Two

A further double bedroom with fitted wardrobes. Double glazed window and radiator.

Bathroom

The contemporary bathroom comes complete with panelled bath, overhead shower and glazed screen. Vanity wash basin with useful storage drawers below and low level W.C. Double glazed obscure window and chrome towel heater.



Allocated Parking & Grounds

There is allocated parking for residents and space for visitor parking.

Communal grounds surround the apartment building with beautiful mature trees and shrubbery to borders with paved walkways leading to the secure entrance door.

Leasehold & Service Charge

Service charge £1080 per annum paid 1st of each month @ £90.00 Pure Block Management

Leasehold 999 years from 01/01/1998 to 01/01/2997 = 972 years remaining

TENURE

The tenure of this property is Leasehold.

SERVICE CHARGE

£1080.00 per annum

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 | | |
| 69-80 | C | 75 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLANS

