



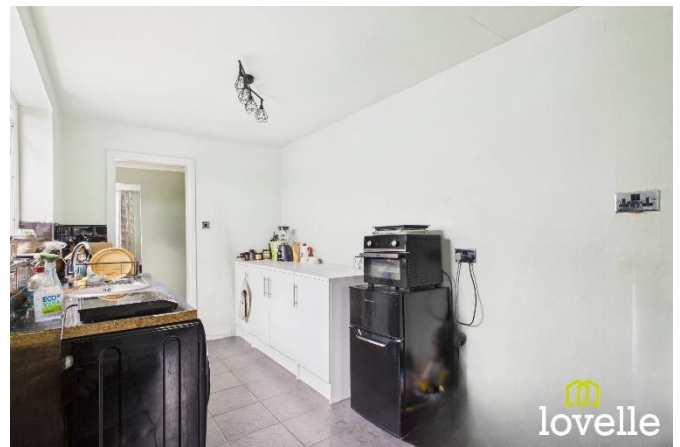
Victoria Street, Hessle, East Riding of Yorkshire
Asking Price £100,000





KEY FEATURES

- Two bedrooms
- Two reception rooms
- Investment Opportunity
- First Time Buyer Property
- Enclosed garden
- Popular location
- Close to shops
- Close to schools
- Excellent Transport links
- Total area 72 square metres
- EPC rating D



DESCRIPTION

Lovelle are proud to present this two bedroom terrace house in the popular location of Hessle.

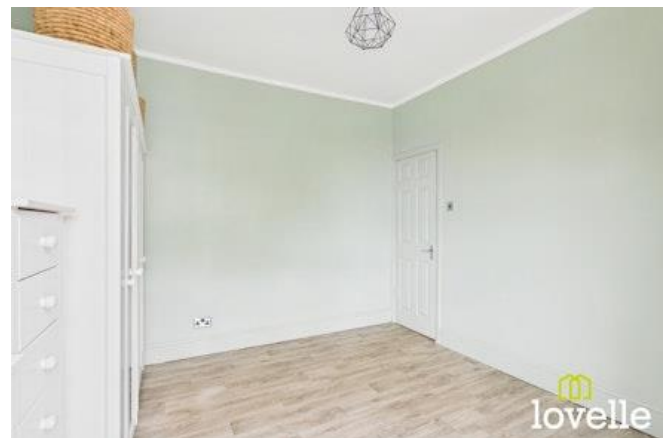
To the front of the property is a patio area and path leading to the front door. As you enter the property an entrance hallway leads to the living room.

The living room and dining room offer open plan living for the whole family. With a bay window to the front and a secondary window to the rear natural light is able to flow into the house.

To the rear of the property is a kitchen and a family bathroom. Stairs lead from the dining room to two generous bedrooms on the first floor.

To the rear of the property is an enclosed garden.

Do not delay, call today to discuss this property and book your viewing.





PARTICULARS OF SALE

Hallway

0.92m x 3.44m (3'0" x 11'4")

Enter through a private front door into a hallway that leads to the living room.

Living Room

2.97m x 3.42m (9'8" x 11'2")

A bay window to the front elevation allows natural light to flow into the room. Opening to the dining room.

Dining Room

4m x 3.59m (13'1" x 11'10")

Featuring a window to the rear elevation. A doorway leads to the kitchen and stairs lead to the bedrooms.

Kitchen

2.23m x 4.45m (7'4" x 14'7")

A selection of base units and countertops. Window to the side elevation and door to rear garden. Access to family bathroom.

Bathroom

2.2m x 1.82m (7'2" x 6'0")

Three piece suite comprising of bath, hand basin and low flush toilet.

Bedroom

3.69m x 3.41m (12'1" x 11'2")

A generous bedroom with window to the front elevation.

Bedroom

3.12m x 3.63m (10'2" x 11'11")

A generous bedroom with window to the rear elevation.

Outside

An enclosed rear garden with scope for development.



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 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		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



