



Bedford Road, Hessle, East Riding of Yorkshire
Asking Price £140,000





KEY FEATURES

- Perfect First Time-Buyer Home
- No Onward Chain
- Sought After Location
- Large Garden
- Two Bedrooms
- Close to Shops and Villages
- Transport Links
- Council Tax: B
- EPC rating: C



DESCRIPTION

Lovelle are pleased to present to the market, this two bed terraced house in a popular area of Hessle, Bedford Road is close to amenities and public transport links!

To the front of the property you enter a walled and paved garden area leading you to the front door of the property.

Step into this property and on the ground floor you will find an entrance porch with stairs leading up to the first floor, a cosy living/dining room filled with natural light from the bay window, leading you onto the kitchen.

The kitchen features a range of base and wall units, with a tiled splash back around the worksurface areas. There is an integrated electric and fan-assisted oven, an electric hob with extractor hood over and stainless-steel sink with drainer and mixer tap. To compliment the ample cupboard space, there is a very desirable pantry cupboard providing extra storage and housing the modern Idea Combination boiler.

The rear of the kitchen there is a window across the garden and you will find a door leading to the rear lobby, this conveniently placed room provides access to the ground floor W.C and utility cupboard which has services for laundry equipment, it also provides an area to store outdoor clothing and footwear.

To the first floor is a landing area which provides access to the two bedrooms, the family bathroom and there is a loft hatch in the ceiling.

Bedroom one to the front of the property is a generous double, so much so that it provides additional space for a home office area and free-standing bedroom furniture. There are two windows in this room, flooding the room with natural daylight.

Bedroom two is to the rear of the property, it is a generous single which also provides additional space for a desk and free-standing bedroom furniture. There is a large window which offers views across the rear garden.

The family bathroom is fully-tiled for ease of maintenance and cleaning, it provides a modern three-piece suite, a shower over the bath, extraction and a window to the rear of the property.

Outside and to the rear the property is a generous private garden with a paved area, a lawned area and mature shrubbery and hedging.

A garden shed is located at the end of the garden providing extra storage and a gate adjacent provides access to the rear tenfoot.

Do not delay, call Lovelle and book your viewing today!





PARTICULARS OF SALE

Hallway

2.36m x 0.84m (7'8" x 2'10")

Enter through the front door into the hallway where you have access to the living room, leading further to the kitchen, W.C and utility room.

Living Room

4.59m x 3.63m (15'1" x 11'11")

A cosy living/dining room filled with natural light from the bay window, leading to the kitchen and further rooms to the rear of the property.

Kitchen

2.39m x 3.59m (7'10" x 11'10")

Featuring a range of base and wall units, equipped with a integrated electric and fan assisted oven, electric hob with extractor over. There is ample cupboard space and a pantry cupboard for extra storage!

Rear Lobby

1.69m x 1.18m (5'6" x 3'11")

With windows across and a door leading out to the garden, access to the ground floor W.C and utility room is from this rear lobby.

Ground Floor W.C.

1.11m x 0.76m (3'7" x 2'6")

Including a high-level toilet and a window to the garden.

Laundry Room

1.09m x 0.79m (3'7" x 2'7")

A conveniently placed room with services for laundry equipment.

Pantry

1.62m x 0.81m (5'4" x 2'8")

Providing extra storage for the kitchen, currently used as a pantry cupboard.

Bedroom One

3.56m x 4.56m (11'8" x 15'0")

A generous double bedroom with two large windows to the front of the property, offering additional space for a home office and free-standing bedroom furniture.

Bedroom Two

2.8m x 2.65m (9'2" x 8'8")

A generous single bedroom with space for a desk and free-standing bedroom furniture, there is a large window to the rear overlooking the private garden.

Bathroom

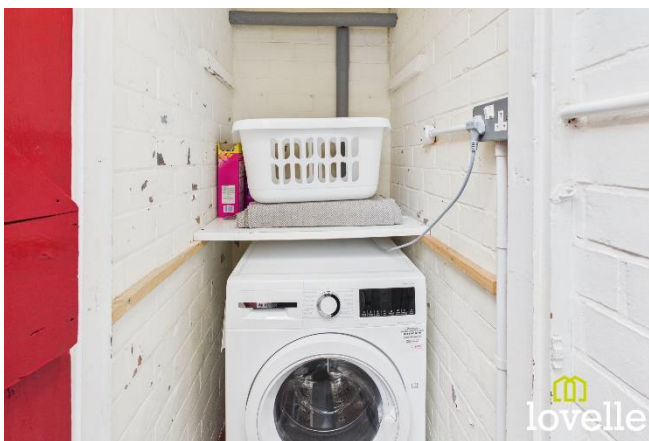
1.8m x 1.67m (5'11" x 5'6")

The family bathroom is fully-tiled and offers a modern three-piece suite with a shower over the bath, a window to the rear of the property and extraction.

Outside

Outside the front of the property is a walled and paved garden area, with a path leading to the front entrance door.

At the rear of the property is a generous private garden which is mainly laid to lawn, there is a paved patio area from the rear lobby. A garden shed at the bottom of the garden provides extra storage and a gate allows for access to the ten foot.



TENURE

The tenure of this property is Freehold

LOCAL AUTHORITY

Council tax band: B

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.

The EPC Rating of this property is : C

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.

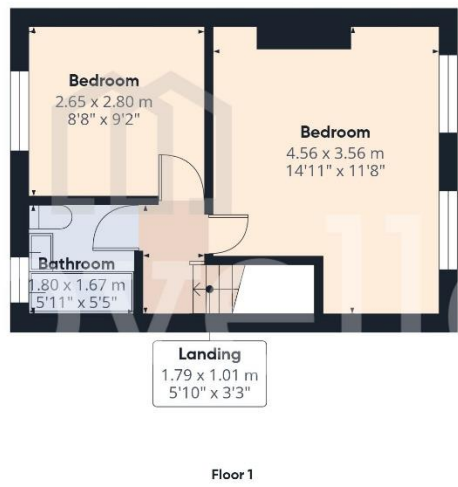
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Approximate total area[®]
59.4 m²
641 ft²

Reduced headroom
1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

