



Bon Accord Road, Hessle, East Riding of Yorkshire
Offers in excess of £165,000





KEY FEATURES

- Semi-Detached
- Recently Refurbished
- Open Plan Living and Dining Area
- Popular Location
- Workshop or Entertaining Area
- Driveway and Off-Road Parking
- Stunning Private Garden
- Transport Links
- Close to Amenities
- Council Tax B
- EPC rating D



DESCRIPTION

We are proud to have been chosen to market this immaculately presented two bedroom semi-detached property in Hessle, perfect for a first time buyer who is looking for the turn-key, beautiful first home!

Step inside this property and you are immediately greeted by the bright hallway, leading to the ground floor living accommodation and stairs leading to the first floor.

The generous living / dining room is neutrally decorated and offers an electric log burner-style heater, fitted storage cupboards and bay window to the front of the property, which allows natural light to flow throughout the open-plan room.

You enter the kitchen from the dining room through double doors, allowing for either an open-plan living/kitchen configuration or separate kitchen and dining areas, a configuration which can be adjusted to suit all needs. The kitchen provides a range of base and wall units, integrated appliances including a fridge freezer, a dishwasher and a fan-assisted electric oven and induction hob. Leaving the kitchen there is a door to the glorious private garden.

To the first floor there is a family bathroom offering a three-piece suite, comprising of; a tub bath with a central tap configuration and thermostatic valve-controlled shower over, a close-coupled W.C and a large wash basin within a vanity cupboard, there is a heated towel rail to also compliment this room.

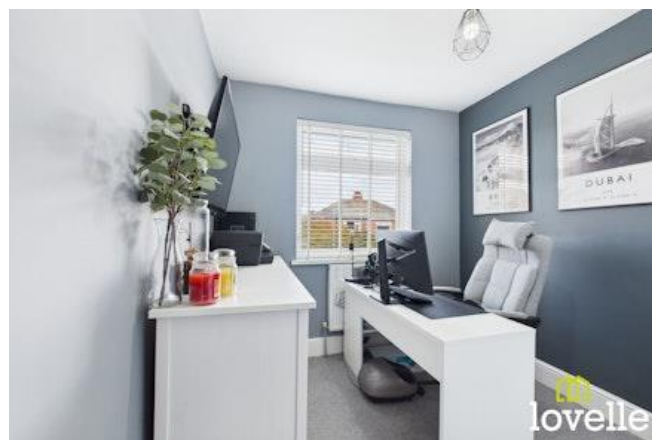
Bedroom no. one is a generous double which benefits from dual aspect windows to the front of the property and a range of fitted and mirrored wardrobes.

Bedroom two is a generous single, currently in use as a home office, it is a light and spacious room with a window providing views across the garden, there are fitted wardrobes in this bedroom also.

Outside of the property and to the front is a gravelled driveway providing off-street parking, with access to the private rear garden gained down the side of the property.

The immaculately presented rear private garden provides many separate areas to relax, unwind and entertain depending on the event. There is a lush lawned area, a raised and decked seating area and a gravelled seating area, with carefully planted borders throughout. There is a recently refurbished outbuilding, the perfect outdoor room for relaxing or entertaining!

This property should be viewed to be fully appreciated and we don't expect this to be on the market for long!





PARTICULARS OF SALE

Entrance Hallway

5.46m x 1.5m (17'11" x 4'11")

A bright hallway leading to the ground floor living accommodation, the laundry room and stairs leading the first floor.

Living Room

4.64m x 2.62m (15'2" x 8'7")

A large living / dining area neutrally decorated throughout, electric log burner-style heater, fitted storage cupboards and a bay window to the front of the property allowing for natural light to flow throughout.

Dining Room

2.96m x 2.44m (9'8" x 8'0")

A cosy dining area with hanging lights and panelling, again neutrally decorated. Double doors lead to the kitchen to allow for full open-plan living.

Kitchen

3.95m x 3.32m (13'0" x 10'11")

Offering a range of base and wall units with integrated appliances including a fridge freezer, a dishwasher and a fan-assisted electric oven and induction hob. There is a door to the private rear garden.

Laundry Room

1.42m x 1.55m (4'8" x 5'1")

A fabulously organised room with cleverly-designed coat and shoe storage and services provided for laundry appliances.

Bedroom No. 1

3.52m x 2.98m (11'6" x 9'10")

A generous double bedroom with dual-aspect windows to the front of the property allowing for natural light to flood the room. Fitted and mirrored wardrobes provide ample storage.

Bedroom

2.5m x 2.94m (8'2" x 9'7")

A generous single bedroom with window offering views across the garden, fitted wardrobes provide discreet and stylish storage.

Bathroom

2.94m x 2.5m (9'7" x 8'2")

A three-piece suite comprising of a bath with shower thermostatic over, close-coupled W.C and wash basin. There is a vanity cabinet and a heated towel rail.

Outside

To the rear of the property you will find a private garden offering several areas to relax, unwind and entertain depending on the event. There is a lush lawned area, a raised and decked seating area and a gravelled seating area, with carefully planted borders throughout. There is a recently refurbished outbuilding, the perfect outdoor room for relaxing or entertaining!



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 E.P.C rating of this property is - D

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		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

			<p>Approximate total area^m</p> <p>82.9 m² 893 ft²</p> <p>Reduced headroom</p> <p>0.9 m² 10 ft²</p>	
<p>Floor 0 Building 1</p>				
			<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom</p> <p>..... Below 1.5 m/5 ft</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>	
<p>Floor 1 Building 1</p>				
<p>Floor 0 Building 2</p>				

