



Seaton Road, Hesse, East Riding of Yorkshire
Offers over £160,000




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KEY FEATURES

- Stunning Mid Terrace Property
- Excellently Presented
- Ground Floor W.C
- Kitchen Diner
- Three Bedrooms
- Open Plan Lounge & Dining Area
- Large Private & Low Maintenance Garden
- Recently redecorated and re-carpeted
- Neutral Decor
- South Facing Garden
- EPC rating D




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DESCRIPTION

On approaching the property you are presented with the high level of maintenance that it benefits from, recent external redecoration and the freshly landscaped front garden set the scene for the finish you are about to experience within.

The program of renovation and upgrade works continues internally which can be fully appreciated upon viewing, the current owners' eye for detail and high quality of finish sets this property above others on the market we have seen in this price bracket.

You enter the property through a welcoming hallway that has been recently redecorated and re-carpeted, it provides access to the open-plan sitting / dining room and stairs to the first floor accommodation.

The sitting room is light, spacious and airy and features a large walk-in bay window to the front, which floods the room in natural daylight. Your attention is immediately drawn to the high ceiling but also the stylish panelling to the walls, painted in Dove grey this compliments the light Ash wooden flooring perfectly. This room is open to the dining area and kitchen beyond, allowing a seamless flow through the ground floor.

The neutral and inviting colour palette continues through into the dining area, there is natural brick open fireplace which presents an impressive log burner-style heater, this is a working fireplace which would allow for a solid-fuel log burner to be installed, if required. There is a window to the side of the property, access to the under-stair storage and the door and window through to the spacious kitchen diner.

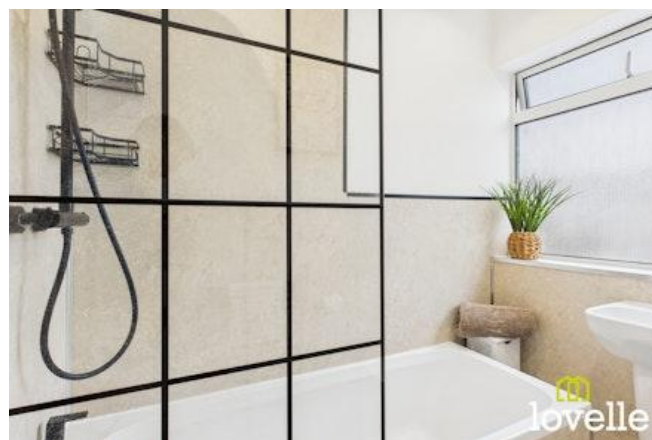
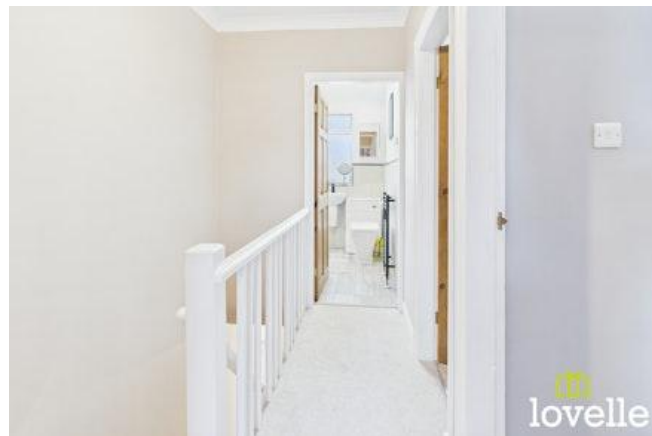
The kitchen diner is a spacious and bright room with dual aspect windows offering views across the garden, there is access to the ground floor W.C and the large private garden. This room benefits from a wide range of beech-effect wall and base units, double high-level fan assisted ovens, an electric 4-ring hob and a wrap-around peninsular which provides ample work surface area, in a contrasting finish to the kitchen cupboards.

The downstairs W.C consists of a close-coupled W.C and hand basin and is spacious enough to provide a cloaks area.

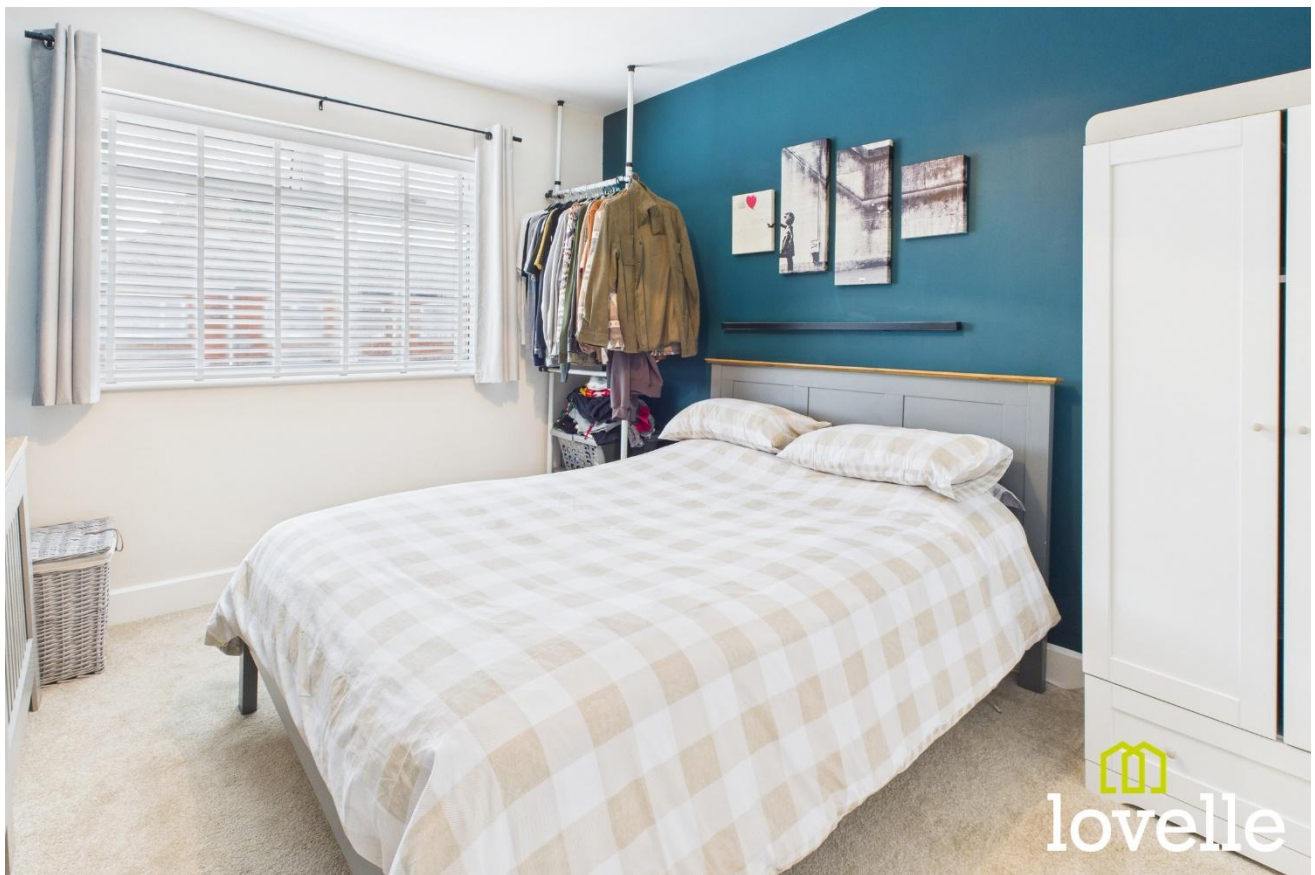
You enter the first floor via a spacious and bright central landing area, there are two double bedrooms and a third bedroom/home office with a walk-in wardrobe, all rooms have been recently redecorated and re-carpeted to a high standard.

The recently refurbished bathroom offers a traditional three piece suite with contemporary matt-black fittings, Travertine-style wall panelling, a matt-black towel radiator, industrial-style glass shower screen and a thermostatic shower valve with dual shower heads complete the en-vogue styling.

Externally the property offers a large, south-facing, low maintenance garden with two spacious paved patio areas. There is a large lawned area and a raised border area to the rear of the garden, the opportunity to create a planted border is possible if required, it is currently laid to woodchip for ease of maintenance. There is an inset path which leads from the paved patio area adjacent the house and down to the large, stepped terrace area at the rear of the garden, the perfect setting to unwind at the end of the day.



This property is ready for a new owner to move in, unpack and enjoy immediately. Viewing is highly recommended to fully appreciate the quality of finish of this stunning home!



PARTICULARS OF SALE

Entrance Hall

1.51m x 1.21m (5'0" x 4'0")

Entrance to the property is via a Upvc entrance door, with access to the open plan living / dining area and stairs to the first-floor accommodation, having a storage cupboard beneath.

Open-Plan Sitting & Dining Room

7.41m x 4.63m (24'4" x 15'2")

A spacious and inviting room with stylish wall panelling, there is a walk-in bay window flooring the room with natural daylight. With an open-plan configuration leading from the sitting room, offering a focal-point exposed brick working fireplace, a window to the side of the property, access two the under-stairs storage cupboard and door to the kitchen-diner.

Kitchen Diner

3.14m x 4.11m (10'4" x 13'6")

A generous kitchen diner boasting a range of Beech-effect wall and base units, having contrasting work surfaces and a wrap-around peninsular. There are two high-level, fan assisted double ovens, a four-ring electric hob and a fully tiled splash back to the wall above the work surface. Dual-aspect uPVC windows to the side and rear elevation fool the room with light and a uPVC door provides access to the large private garden. A modern Ideal combination boiler is located in this room and there is access to the Ground floor W.C.

Ground Floor W.C

2.07m x 0.81m (6'10" x 2'8")

Consisting of a close-coupled W.C, hand basin and extractor, there is also space for cloaks storage.

First Floor Landing

2.57m x 0.86m (8'5" x 2'10")

An airy landing area providing access to the bedrooms, bathroom and loft storage, freshly decorated and carpeted.

Bedroom One

3.66m x 2.94m (12'0" x 9'7")

A generous double, recently redecorated and re-carpeted, this is a contemporary room with a large window to the front elevation and central heating radiator.

Bedroom Two

2.89m x 2.87m (9'6" x 9'5")

Another generous, bright double bedroom, there is a large uPVC window to the rear elevation with views over the garden and a central heating radiator.

Bedroom three

1.76m x 2.76m (5'10" x 9'1")

To the rear of the property and with a uPVC window with views over the garden, this room boasts a walk-in wardrobe and there is a central heating radiator.

Family Bathroom

2m x 1.63m (6'7" x 5'4")

Fitted with a traditional three-piece suite comprising of a large bath with thermostatic dual-head shower over and an industrial-style glass shower screen. There is a wash basin within a vanity cabinet and close-coupled W.C. Travertine-style panels flank all walls and an obscured uPVC window brings daylight from the front elevation. A matt-black heated towel radiator compliments the matt-black shower and tap fittings.



Rear Private Garden

With two generous paved patio areas and a large lawned area, this stylish and low-maintenance garden is presented in immaculate condition.

Front Garden

The property stands behind a low-level brick wall with low maintenance gravelled frontage and inset path which has just been fully re-landscaped.

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. **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:-

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

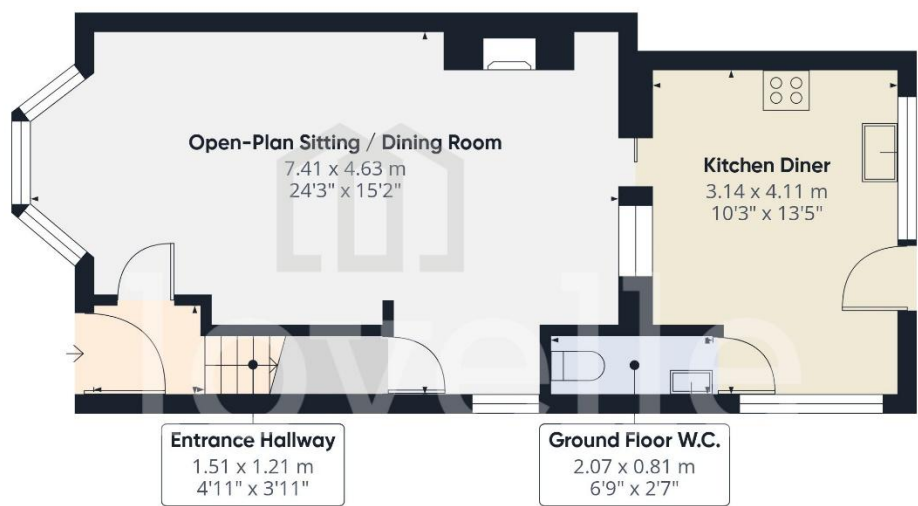
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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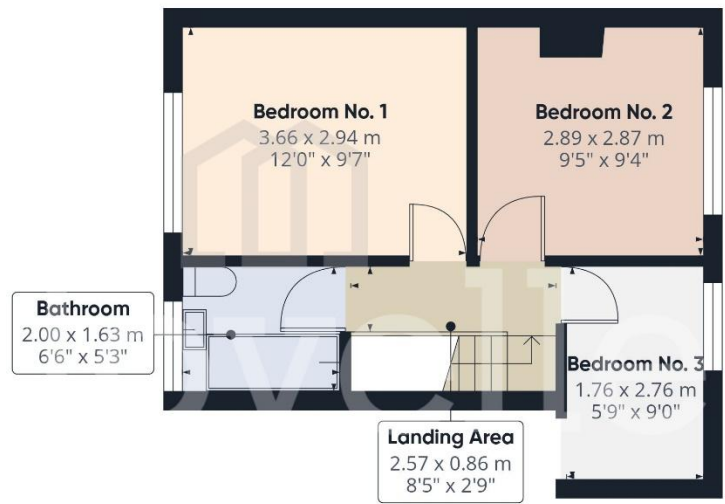


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾
73.2 m²
787 ft²

(1) Excluding balconies and terraces

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

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