



Gisburn Road, Hessle, East Riding of Yorkshire
Asking Price £205,000





KEY FEATURES

- Family orientated
- Garage
- Generous room sizes
- Five bedrooms
- Flooded with natural light
- Close to local schools
- Large gardens
- Close to Hessle Square
- Off street parking
- Total Area 131 Square Metres
- EPC rating C



DESCRIPTION

In easy reach of schools and Hessel square this rare to the market large property provides so much potential for a family to make their own.

At the front of the property, a driveway leads to the rear garden and brick garage, a lovely, well sized low maintenance garden adds to the family charm and welcoming feel.

The large entrance door leads into a well proportioned hallway providing access to the lounge, kitchen and first floor. High quality hard flooring flows through the ground floor providing a sense of warmth, space and character.

The lounge is an excellent size, rarely available to the area. Not only is this lounge spacious but also very well illuminated with natural light flowing from the two large windows.

Mirroring the lounge, the dining is room is an excellent size, accessed from both the lounge and kitchen creating a lovely free-flowing space. This room is again very well illuminated from a large window providing private views into the lovely rear garden.

The spacious kitchen certainly provides more than enough space to house all modern appliances due to the ample workspace and both floor and wall mounted cupboards. In addition to this there is yet more space provided by the utility room.

The downstairs WC completes the abundance of family friendly benefits to ground floor of this property.

The first floor comprises of five very well proportioned bedrooms and a family bathroom.

Each bedroom can be accessed from the large landing, each with natural light flowing in from well proportioned windows.

The principle king-size bedroom benefits from natural light illuminating this large room through a double window. This generous room allows for a king-size bed, storage units and a lovely sitting / dressing area.

Bedroom two, a double bedroom with ample space for a double bed, storage and added seating.

Bedroom three, in addition to space for a double bed and traditional bedroom furniture there is capacity for a seating area. Completed by natural lighting provided by the large window overlooking the rear garden.

Bedrooms four and five are generous single bedrooms allowing for great storage solutions.

The family shower room, has a stylish high quality white suite comprising of a shower unit, basin and WC. Fully tiled, well finished flooring, all illuminated through a large window.





PARTICULARS OF SALE

Entrance Hall

4.54m x 2.10m (14'11" x 6'11")

A great size with sold staircase, timber flooring and sufficient space for added storage. With high ceilings and two windows this room provides a welcoming entrance to the home.

Lounge

4.52m x 5.81m (14'10" x 19'1")

A lounge of this size rarely comes to the market. With excellent natural light coming through the two large windows and further light flowing from the dining room window this lounge offers a fantastic family environment. The dining room can be accessed also from this room creating an even larger and free-flowing ground floor.

Dining room

3.56m x 3.87m (11'8" x 12'8")

With ample space for a large dining table, storage and sitting area this room can be accessed by both the kitchen and lounge.

A larger than average window illuminates the room which providing lovely views into the rear garden.

Kitchen and utility room

3.55m x 3.00m (11'7" x 9'10")

The kitchen offers excellent space with an ample worktop and storage units. Still with sufficient room for the family to chat and entertain.

The utility room provides further accommodation for the household white goods.

Downstairs WC.

1.34m x 0.91m (4'5" x 3'0")

With a WC and handbasin, positioned close to the back door providing easy access from the garden.

Bedroom One

4.24m x 3.66m (13'11" x 12'0")

With ample space for a king-size bed, multiple storage units and seating this room is an exceptional size. Illuminated by two large windows with views over the front of the property.

Bedroom Two

2.96m x 3.59m (9'8" x 11'10")

A king-size room, with further space for storage and seating. With excellent views over the rear garden provided by a large window.

Bedroom Three

4.46m x 2.35m (14'7" x 7'8")

This bedroom is a great double, allowing for all traditional bedroom furniture there is also the option for seating.

Bedroom Four

3.59m x 2.52m (11'10" x 8'4")

A well proportioned single bedroom allowing for a bedframe, storage and dressing area.



Bedroom Five

2.72m x 2.08m (8'11" x 6'10")

A well proportioned single bedroom allowing for a bedframe, storage and dressing area.

Outside Front

A great sized low maintenance garden, fenced with paved area to front door.

Outside Rear

A large and family orientated garden currently with summer house, large shed, greenhouse, patio and yet still a large lawned area.

Access to the garage can also be provided by the side of the garden.

TENURE

The tenure of this property is Freehold.

SERVICE CHARGE

LOCAL AUTHORITY

Council tax band: C

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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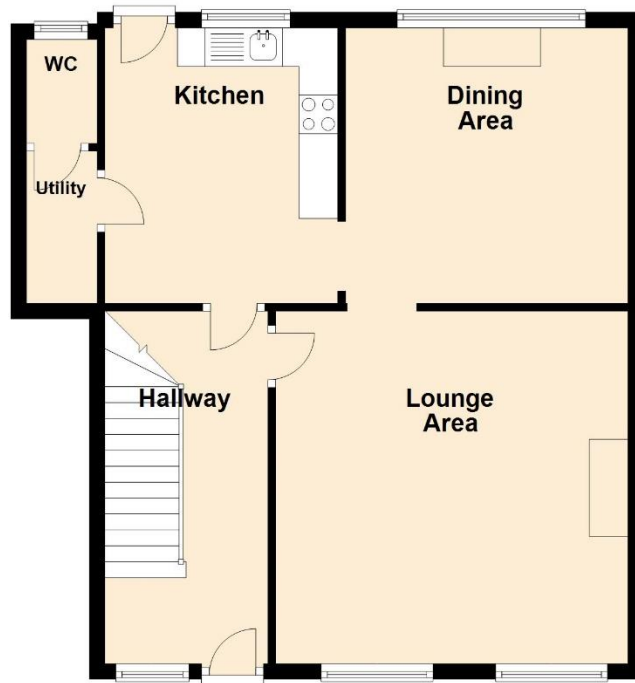
A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

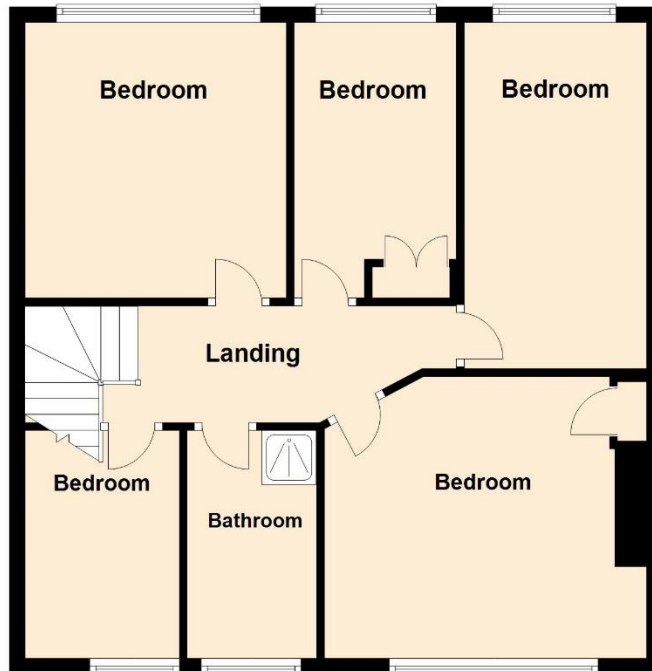
Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

