

SUMMARY

Ideal 1st Time Buyer, Young Professional or Investment Opportunity

No Chain Involved & Vacant Possession

2 Bedroom First Floor Flat

Off Street Parking for Residents & Visitors

Quiet Yet Central Hessle Town Location

EPC - C, Council Tax Band - A, Tenure - Leasehold (full details within the particulars)



DESCRIPTION

*****An ideal 1st time buyer or investment opportunity*** A 2 bedroom first floor flat offered with no chain involved and vacant possession, the property sits in a quiet yet central location with access to all the facilities and transport links that Hessle has to offer. The accommodation briefly comprises a private entrance hall with stairs leading up to the first floor landing, a lounge with a south facing bay window, fitted kitchen with integrated oven and gas hob, 2 good size bedrooms and a bathroom with over bath shower. There is off street parking included for residents and their visitors and the property is uPVC double glazed and gas centrally heated via a Worcester Bosch boiler.**





ACCOMMODATION

Entrance Hallway

The property has its own private entrance hallway with stairs that lead up to the first floor

First Floor Landing

With useful cupboard storage

Lounge 14' 8" plus bay x 9' 9" (4.47m x 2.97m)

The lounge has a pleasant south facing bay window, coving and a radiator

Kitchen 11' 6" x 8' 5" (3.50m x 2.56m)

The kitchen is fitted with a range of wall and base cabinets in a light wood effect finish, black granite effect roll edge work surfaces and complimentary splash back tiling above. There is an integrated oven, gas hob and extractor hood, a single drainer stainless steel sink unit, wall mounted Worcester Bosch boiler and a radiator

Bedroom 1 16' 3" x 9' 9" (4.95m x 2.97m)

The main bedroom has a range of fitted wardrobes to one wall, coving and a radiator

Bedroom 2 10' 1" plus door recess x 8' 2" (3.07m x 2.49m)

Bedroom 2 has a fitted wardrobe and drawers, access to the overstairs storage cupboard, coving and a radiator

Bathroom 7' 4" x 5' 9" (2.23m x 1.75m)

The bathroom is fitted with a white suite which comprises a panelled bath, low flush WC and a matching pedestal wash hand basin. There is a shower over the bath, part tiled walls and a radiator

Outside

The property is accessed via a pathway on a row of open, mainly lawned gardens. There is a car parking area on site which is for the use of residents and their visitors

Leasehold Details

The property is leasehold with a 125 year lease which commenced on the 1st January 1981. The monthly service charge is currently £51.51 and includes buildings insurance and the annual peppercorn ground rent of £12pa. Property owners are members of the management company which the current owner has informed us is well managed by an established local agent

Agents Notes

Please note: In most cases we use wide angle lens photography to ensure we capture as much of the room and its features. This can distort the image slightly and should be considered alongside the other details within the particulars. Oscars give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Purchasers and potential purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to assess their accuracy. No person in the employment of Oscars has the authority to make or give any representation or warranty in relation to the property Free Valuation: If you are considering selling your property, we would be delighted to provide a free valuation and marketing advice. Please contact the office on 01482 446644 to arrange an appointment.

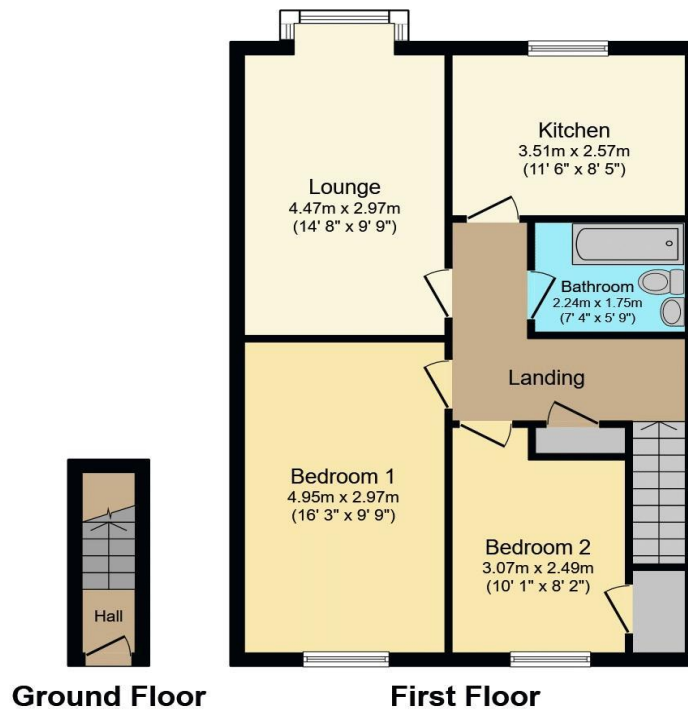
Fixtures & Fittings

Fixtures and Fittings: Fixtures and fittings within the property may be available by separate negotiation unless otherwise stated. Any items of particular importance to you can be verified with our team.





FLOORPLAN



Total floor area 65.2 sq.m. (701 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

DIRECTIONS

Horne Court is situated in a quiet spot at the end of The Horne which in turn is accessed via Eastgate in the centre of Hesse town. As you drive down The Horne, Horne Court can be found straight ahead at the end of the road

Energy performance certificate (EPC)

4, Houme Court
HESSLE
HU13 9LA

Energy rating

C

Valid until: **23 June 2025**

Certificate number: **8505-6926-6230-6244-0922**

Property type

Top-floor flat

Total floor area

66 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60