

Whitakers

Estate Agents



37 South Lane, Hessle, HU13 0RR

£179,000

A unique opportunity has arisen to acquire this 2 bedroom freehold ground floor apartment in the heart of Hessle, well placed to access the Square and the Weir with all the amenities it has to offer and boasts great transport links with a regular bus service and railway station.

The main features of this ground floor apartment are - entrance, large front lounge with French doors that open out to the garden, fitted breakfast kitchen, large conservatory, two double bedrooms (master fitted) together with the family bathroom suite.

Externally there are well kept gardens to three sides, mainly laid to lawn with mature plants / shrubs and trees, a pond and brick built garage.

This property would benefit from some minor cosmetic enhancement, however once modernised you will have a truly unique ground floor apartment in the heart of Hessle.

Early viewings are advised.

The Accommodation Comprises

Entrance Hall

Private double glazed front door, central heating radiator and carpeted flooring. Leading to:

Conservatory 14'1" x 17'0" (4.30 x 5.20)



UPVC double glazed throughout with French doors to the garden and wooden doors to the lounge, three central heating radiators and carpeted flooring.

Lounge 16'11" x 20'0" (5.18 x 6.10)



Wooden glazed French doors to the garden, two central heating radiators, open fire with decorative surround and carpeted flooring.

Kitchen 10'0" x 12'5" (3.06 x 3.81)



UPVC double glazed door, UPVC double glazed window, central heating radiator, tiled flooring and fitted with a range of white floor and eye level units, worktop and breakfast bar with splashback tiles above, sink with mixer tap and integrated oven with extractor hood above.

Inner Hallway

Central heating radiator and carpeted flooring. Leading to:

Bedroom One 18'8" x 15'11" (5.70 x 4.87)



UPVC double glazed bay window, central heating radiator, fitted wardrobes / cupboards and carpeted flooring.

Bedroom Two 8'3" x 11'7" (2.53 x 3.55)



UPVC double glazed window, central heating radiator, built-in cupboard and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled with tiled flooring and furnished with a four-piece suite comprising panelled corner bath, walk-in enclosure with mixer shower, his and hers vanity sink with mixer tap and low flush W.C.

External



Externally there are well kept gardens to three sides, mainly laid to lawn with mature plants / shrubs and trees, a pond and brick built garage.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Local Authority - East Riding Of Yorkshire

Local authority reference number - HES325037000

Council Tax band - B

EPC Rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - Hesse Southfield

Flood Risk - No risk

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 21 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

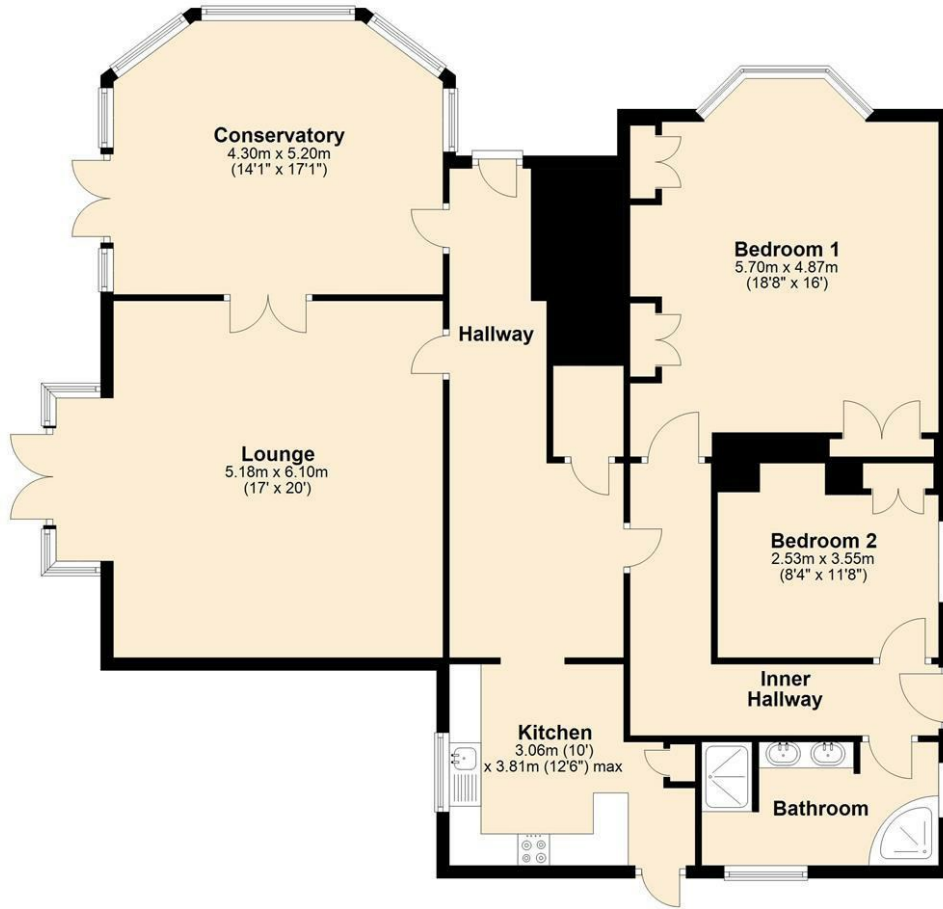
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

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Floor Plan

Ground Floor



Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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