

Edward Street, Hessle, East Riding of Yorkshire
Offers in excess of £100,000





KEY FEATURES

- Excellent Opportunity
- Good Sized Lounge Diner
- Dining Kitchen
- Downstairs WC
- Two Good Sized Bedrooms
- Spacious Bathroom
- Low Maintenance Gardens
- Council Tax Band: B
- EPC Rating: D

DESCRIPTION

Offered to the market with no chain, this superb, terraced property offers a fantastic opportunity for a buyer to put their own stamp on it!

To the ground floor there is an open plan lounge diner, dining kitchen and a ground floor WC. The first floor offers two bedrooms and a spacious bathroom!



PARTICULARS OF SALE

Entrance

Wooden entrance door, stairs to the first floor accommodation and central heating radiator.

Lounge Diner

With feature fireplace, uPVC bay window to the front elevation, uPVC window to the rear elevation, storage cupboard and central heating radiator.

Dining Kitchen

Fitted with a range of units in a shaker style, having integrated oven, hob and extractor, sink and drainer, spaces for washing machine and dryer, two uPVC windows to the side elevation, uPVC door to the side elevation, central heating radiator.

Lobby & WC

Low flush WC and window to the rear elevation.

First Floor Accommodation

Landing

Loft hatch with ladders. The loft space is boarded out with Velux window.

Bedroom One

Fitted with wardrobes and drawers, uPVC window to the front elevation, central heating radiator.

Bedroom Two

uPVC window to the rear elevation, central heating radiator.

Bathroom

Fitted with a three-piece suite comprising bath with shower over and glass screen, low flush WC and pedestal wash hand basin. uPVC window to the rear elevation and central heating radiator.

Rear Garden

With paved patio area and artificial lawn. Gated access to rear.



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:-

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.

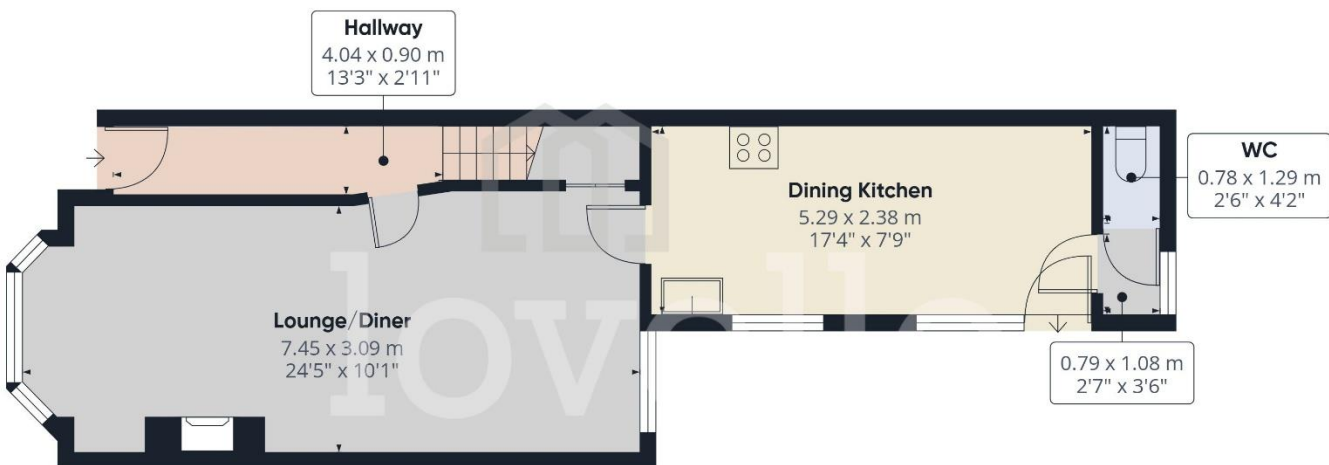
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS



Floor 0

Approximate total area⁽¹⁾

72.8 m²
784 ft²



Floor 1

(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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