



Hazelwood Drive, Hesse, East Riding of Yorkshire
Asking Price £220,000





KEY FEATURES

- Semi-Detached Property
- Fantastic South Facing Garden
- Spacious Lounge
- Contemporary Fitted Kitchen Diner
- Three Good Sized Bedrooms
- Ensuite Bathroom
- Double Driveway
- Conveniently Located
- Immaculately Presented
- Ground Floor W.C.
- EPC rating B



DESCRIPTION

Located on the popular Tranby Fields development is this delightful three bedroom semi-detached property, on Hazelwood Drive, Hessle, close to local amenities and transport links, with schools nearby.

Boasting modern throughout, step inside the front door and into the entrance hall from which you will find a bright and airy lounge with a window to the front of the property, neutral decor and parquet-effect flooring.

Leading on into the kitchen dining room, the property boasts a contemporary range of high gloss units and features a fan-assisted oven, a four-ring hob with an extractor over and the convenience of an integrated fridge freezer and washing machine.

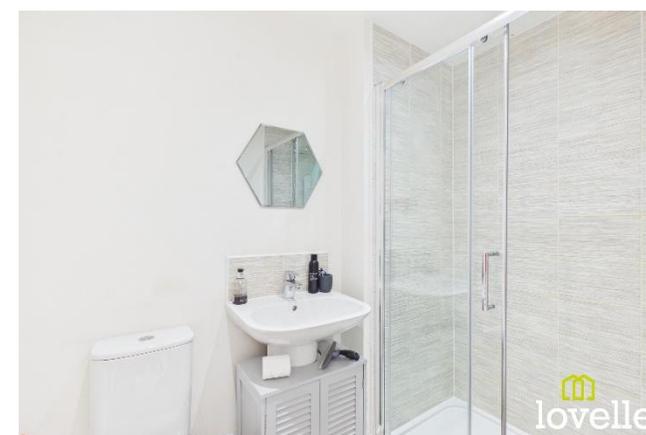
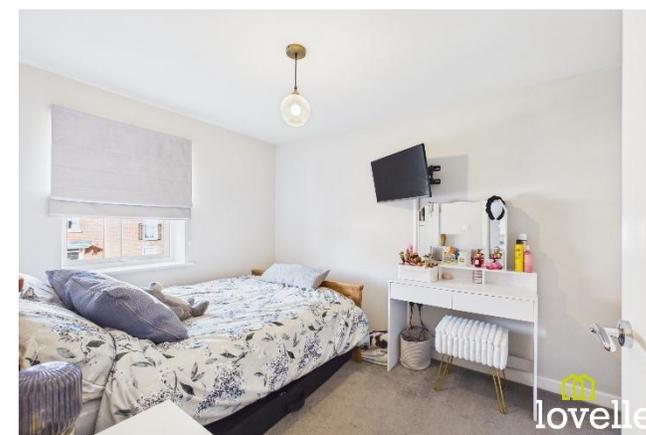
Double French doors lead out to the rear, private and enclosed South facing garden which is laid to lawn and features a generous paved patio area, perfect for entertaining.

There is a conveniently-placed ground floor W.C with close-coupled toilet and wash basin.

To the first floor you will find three good sized bedrooms, all with neutral decor and carpeted floors.

The main bedroom benefits from a modern en-suite shower room and there is a house bathroom fitted with a three-piece suite and heated towel rail.

This is a well-appointed and well-proportioned property in a desirable location, ideal for a first-time buyer or a small family!





PARTICULARS OF SALE

Entrance Lobby

1.39m x 1.29m (4'7" x 4'2")

Entrance to the property is via a composite entrance door. The hallway provides access to the lounge and the ground floor WC. Central heating radiator.

Ground Floor W.C

0.94m x 1.56m (3'1" x 5'1")

With low flush WC, wash hand basin and central heating radiator.

Lounge

3.72m x 4.58m (12'2" x 15'0")

Great sized lounge with uPVC window to the front elevation, understairs storage cupboard and central heating radiator.

Inner Lobby

1.25m x 0.93m (4'1" x 3'1")

With central heating radiator and stairs to the first floor accommodation.

Kitchen Diner

4.75m x 3.31m (15'7" x 10'11")

Fitted with a contemporary range of grey gloss wall and base units, having a contrasting worktop. Integrated appliances include a fridge/freezer, oven and hob with extractor above, stainless steel sink and drainer with mixer tap, and a washing machine. uPVC French doors and window to the rear elevation and central heating radiator.

First Floor Accommodation

Bedroom No. 1

3.26m x 2.61m (10'8" x 8'7")

With fitted cupboards, two uPVC windows to the rear elevation and central heating radiator.

Ensuite

1.38m x 2.13m (4'6" x 7'0")

Fitted with a three piece suite comprising shower cubicle, low flush WC and wash hand basin. Part tiled walls and heated towel rail.

Bedroom No. 2

2.48m x 3.87m (8'1" x 12'8")

uPVC window to the front elevation and central heating radiator.

Bedroom No. 3

2.17m x 2.29m (7'1" x 7'6")

uPVC window to the front elevation and central heating radiator.



Family Bathroom

2.17m x 1.8m (7'1" x 5'11")

Fitted with a three piece suite comprising bath, low flush WC and wash hand basin. Part tiled walls and heated towel rail.

External

Frontage

Double driveway and paved path leading to the entrance door. Gated access to the side of the property leads to the rear garden.

Rear Garden

Enjoying a South facing position, the garden boasts a generous paved patio area, perfect for entertaining. The remainder of the garden is mainly laid to lawn with a paved & gravelled path leading to the rear of the garden.

TENURE

The tenure of this property is Freehold.

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

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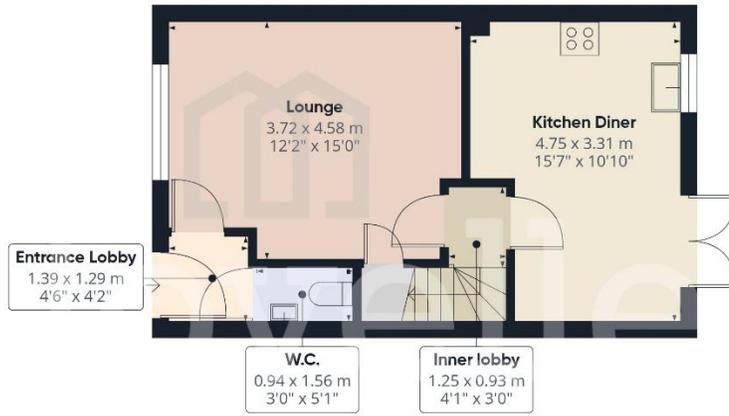
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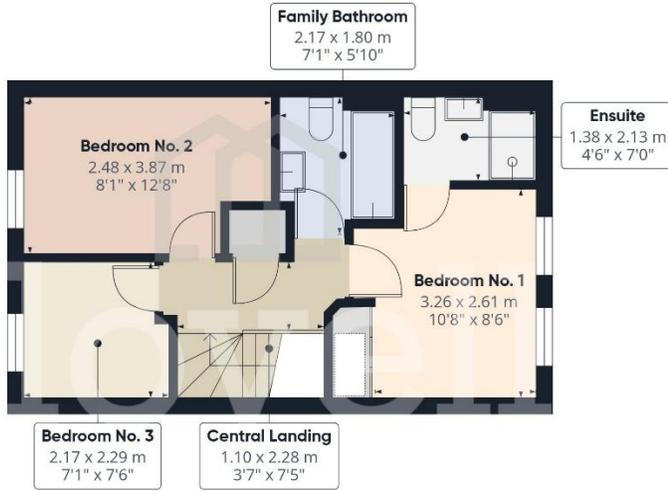


Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾
70.9 m²
763 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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