



Gisburn Road, Hessle, East Riding of Yorkshire
Guide price £100,000





KEY FEATURES

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- Modern Method of Auction
- View, Bid & Buy
- Online Bidding Available
- Fixed Timescales for Exchange & Completion
- Buy with Finance
- No Chain
- Three Bedrooms
- EPC rating T.B.C



DESCRIPTION

Auctioneer Comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement & makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period & is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

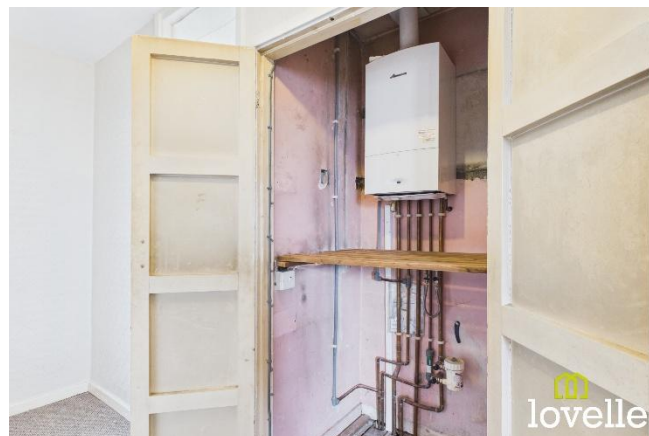
Welcome to this three bedroom, mid-terrace house on the popular Gisburn Road, a moments walk from All Saints Primary School & within walking distance of Penhurst Primary School & King George V Playing Fields. This property requires a full programme of redecoration, offering a fantastic redevelopment opportunity to an investor or first time buyers.

On the ground floor is a generous reception room with south-facing window to the rear garden, allowing natural light to flood the space. A feature fire surround provides a focal point which is currently set with a gas fire but could accommodate a log-burning stove.

The spacious kitchen diner features range of base & wall units with contrasting cream worksurfaces, finished with tiled splashbacks. There is large store room with a door to the front of the property, this leads into a pantry cupboard & space for additional appliances, it offers the opportunity to remodel the space into a spacious laundry room.

On the first floor are two double bedrooms & a single bedroom, the largest to the rear elevation & benefits from a range of fitted bedroom furniture & walk-in closet. The second double bedroom is to the front & offers a built-in closet, the third bedroom is a generous single room to the front elevation.

The house is served by a family bathroom featuring a three piece suite of a tub bath with thermostatic shower over, a modern pedestal wash basin & a close-coupled W.C. The shower area is tiled & there is a obscured window to the rear of the property.



On the central landing is a large laundry storage cupboard which houses the modern Worcester Bosch gas fired combination boiler.

Outside & to the front of the property is a gravelled garden bordered by a mature privet hedge. There is a secure garden to the rear, laid to lawn & with paved seating areas, creating the perfect, low-maintenance place to relax & unwind. The rear garden benefits from a timber shed for extra storage and there is a raised border to the rear corner of the garden.



PARTICULARS OF SALE

Entrance Hallway

2.69m x 0.98m (8'10" x 3'2")

Set behind a glazed uPVC entrance door, laid to laminate flooring & with a carpeted flight of stairs to the first floor accommodation. There are internal doors leading to the kitchen diner & ground floor W.C. & there is a central heating radiator.

Ground Floor W.C.

1.74m x 0.74m (5'8" x 5'5")

With a window to the front elevation this is a spacious washroom fitted with a close-coupled W.C.

Kitchen Diner

2.71m x 4.58m (8'11" x 15'0")

Fitted with a range of wall and base units & laid to wood-effect laminate flooring. There are double aspect windows with views out to the rear garden, internal doors lead to the sitting room, entrance hallway, store room & there is a central heating radiator.

Sitting Room

5.54m x 2.88m (18'2" x 9'5")

With windows to the front and rear elevations, the room is laid to wood-effect laminate flooring, there is a feature fireplace with a gas living flame fire. There are two central heating radiators and a panelled internal door leads to the kitchen diner.

Store Room

2.69m x 1.73m (8'10" x 5'8")

Laid to wood effect laminate flooring & with a door & window to the front elevation. There are internal doors to the kitchen diner & pantry cupboard & services for laundry equipment.

Pantry Cupboard

1.78m x 0.55m (5'10" x 1'10")

With shelving for ambient food storage.

Central Landing

1m x 3.59m (3'4" x 11'10")

Providing access to all first floor rooms, the linen storage/boiler cupboard & with a hatch to the loft storage area.

Bedroom No. 1

2.28m x 4.71m (7'6" x 15'6")

To the rear of the property with a picture window over the rear garden. With a range of fitted wardrobes, a walk-in closet & a central heating radiator, the room is laid to carpet.

Bedroom No. 2

2.71m x 3.82m (8'11" x 12'6")

Located at the front of the property & with a picture window offering views over Gisburn Road. There is a built-in wardrobe, a central heating radiator & the room is laid to carpet.

Bedroom No. 3

1.74m x 3.67m (5'8" x 12'0")

Located to the front of the property, there is a range of open shelving & a window with views over Gisburn Road. There is a central heating radiator & the room is laid to carpet.



Bathroom

1.68m x 1.73m (5'6" x 5'8")

Fitted with a three piece suite comprising of bathtub with thermostatic shower over, a modern pedestal wash basin & a modern close-coupled W.C. The walls are fully-tiled, there is an obscured window & the room is laid to cushion flooring.

External

To the front is a low-maintenance ,gravelled garden behind mature privet hedging , there is a path from the road to both front doors.

To the rear is a large private garden, mainly laid to lawn & with stepping stones between two separate patio area. There are two raised & decked seating areas, a brick-built BBQ, a raised border to the rear & a timber garden shed.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

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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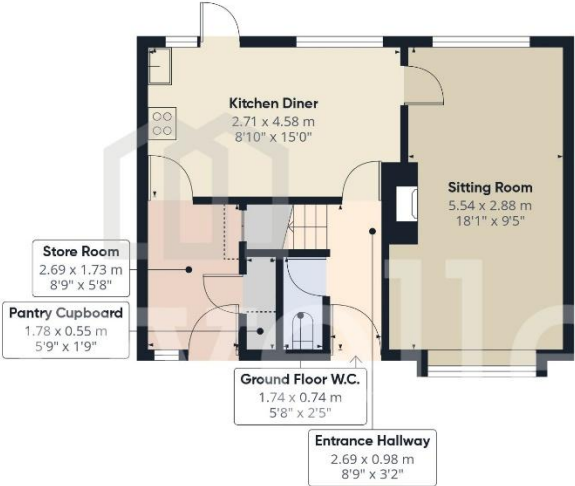
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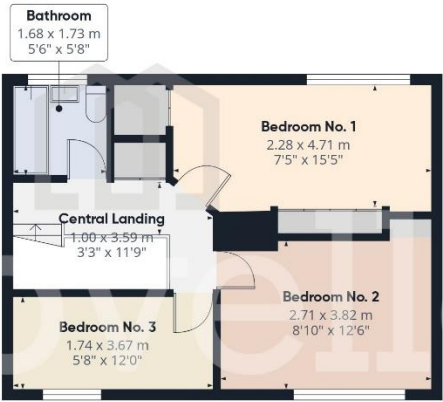
A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

78.8 m²
848 ft²

Reduced headroom

0.6 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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