



Riverside Court, Hessle, East Riding of Yorkshire
Offers in excess of £200,000





KEY FEATURES

- Outstanding Views
- Immaculately Presented
- Open Plan Living Space
- Bespoke Solid Wood Kitchen
- Spacious Bedroom with En-Suite
- Second Bedroom & Main Bathroom
- Allocated Parking
- Council Tax Band B
- EPC rating C



DESCRIPTION

With undoubtedly one of the best views over the Humber Estuary, this two bedroom property is tastefully styled and immaculately presented throughout. The property will take your breath away the minute you step through the door!

In recent years, the property has undergone a complete transformation and now offers contemporary living with traditional charm. Not just with stunning views, the property also offers spectacular interior too. Having a bespoke solid wood kitchen created in free standing units, with Belfast sink and spaces for a fridge freezer and Range style cooker.

The open plan living space is sympathetically decorated in neutral tones and with French doors and large bay window to the South side, it allows every opportunity to sit and absorb the view.

The first floor also offers excellent views from both bedrooms, with a spacious main bedroom benefitting from an en-suite, and a further single bedroom. A further bathroom completes the first floor.

Externally, the property offers an ample sized garden with patio area and an array of mature planting and shrubbery. There is also allocated parking for two vehicles.

The property is located approximately one mile from Hessle Square and all of its amenities. There is also the Country Park Inn and Humber Bridge Country Park located further along Cliff Road and access to the Yorkshire Wolds Way.





PARTICULARS OF SALE

Internal Accommodation

Entrance

A uPVC door opens to the hallway, welcoming you in to view this wonderful property. Open plan accommodation with an attractive staircase leading to the first floor.

Open Plan Living Space

The light and airy open plan layout is finished in neutral tones. Having French doors, a uPVC window and additional uPVC box bay window beckoning you to enjoy the breath taking of the River and Humber Bridge.

Kitchen

A bespoke solid wood kitchen of free-standing units with woodblock work surface. Space for fridge/freezer and Range style cooker with stainless steel extractor hood. Belfast double sink unit with mixer tap and drainer. uPVC window to the side elevation.

First Floor Accommodation

Bedroom One

A sumptuous double bedroom with two uPVC windows, enjoying elevated views over the Humber Estuary.

En-suite

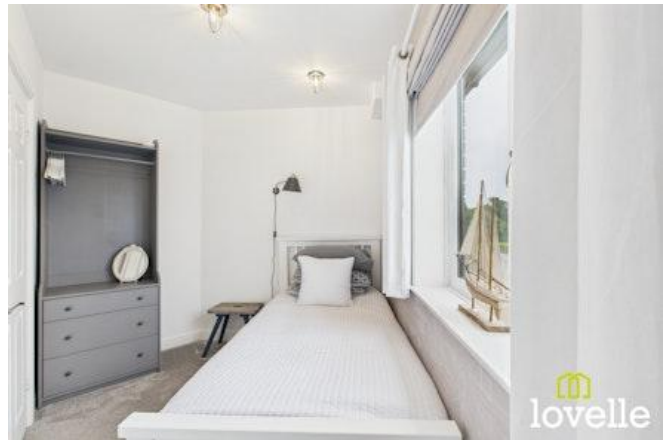
Fitted with a three-piece suite comprising walk in shower cubicle, low flush WC and vanity unit with inset wash basin. Contemporary vertical radiator, tiled walls and a uPVC window.

Bedroom Two

A single bedroom with uPVC window and a central heating radiator.

Bathroom

Fitted with a three-piece suite comprising bath with mixer tap and shower attachment, low flush WC and pedestal wash hand basin. Traditional style chrome towel heater, and uPVC obscure window.



External

Garden

An easy to maintain garden with an array of attractive shrubbery and plantings to borders. Decorative stone chippings and a paved patio area creating a lovely space to enjoy the views.

Parking

Access to the rear provides allocated parking for two cars.

Location

Located on Riverside Court, Hessle with incredible views to the front elevation. The Country Park Inn pub and restaurant is just at the end of the road providing a great place to relax and enjoy yourself. There are excellent bus transport links around Hessle and Hull.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: X

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:-

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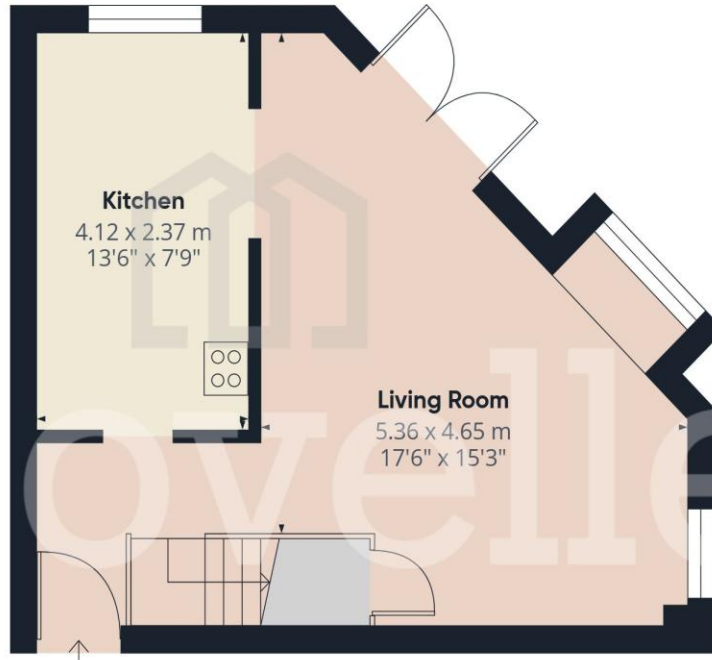
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

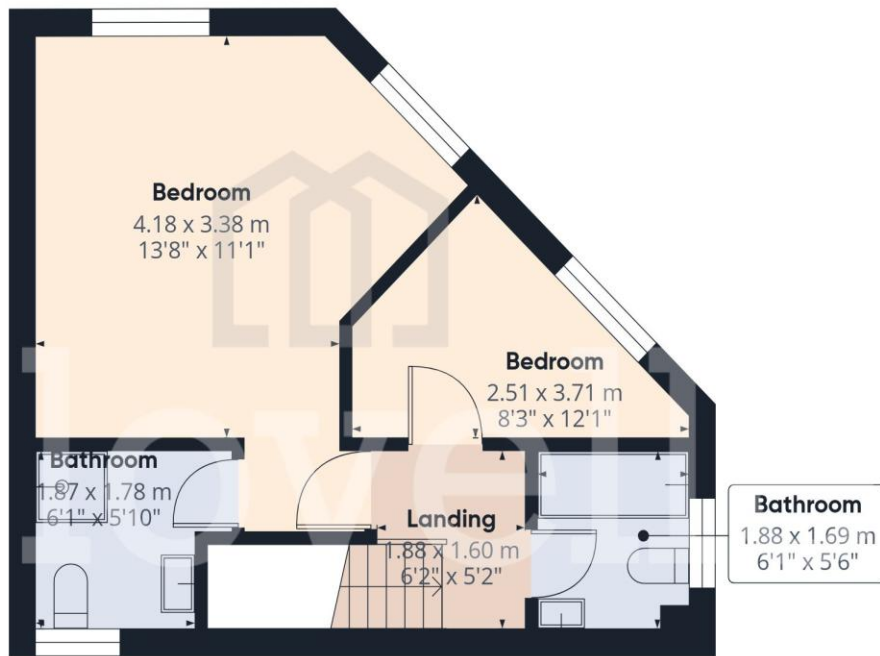
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FLOOR PLANS



Floor 0



Floor 1

