



Baldon Court, Hedon, HU12 8GS  
Asking Price: £125,000





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## KEY FEATURES

- Popular Location
- First Time Buyer / Down-Sizer/ Investor
- Two Bedroom Terrace
- Recently Redecorated Throughout
- Close to Local Amenities
- Close to Transport Links
- Good Sized Bedrooms
- Off Road Parking
- Ground Floor W.C
- Total Area: 561ft<sup>2</sup>
- EPC rating C

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## DESCRIPTION

Step inside the property to the spacious hallway where you will find to the ground floor the kitchen with fitted appliances, a WC, cloak area and a spacious living / dining area. There is access to the private rear garden via double glass doors in the reception room. Recently decorated with a neutral finish.

To the first-floor accommodation you will find, two double bedrooms, both recently redecorated to a neutral finish. The first bedroom to the front elevation with two windows allowing for plenty of natural light. The second overlooking the private garden with the window to the rear.

The bedrooms are supported by the family bathroom, offering a vanity unit with hand basin, mirror, WC, shower over bath with a glass shower screen.

This property would make a great. first time buyer, down-sizer or investment purchase.

Call Lovelle today.



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## PARTICULARS OF SALE

### Hallway

**2.43m x 0.93m (8'0" x 3'1")**

Step inside the property to the ground floor where you will find, the kitchen, lounge / diner and ground floor WC.

### Kitchen

**2.42m x 1.98m (7'11" x 6'6")**

Offering a range of base and wall units with contrasting work surfaces and integrated goods, such as, four gas ring hobs, oven and over head extractor. There is a window to the front elevation to allow for natural light.



### WC

**1.67m x 0.81m (5'6" x 2'8")**

The added benefit of ground floor WC with pedestal hand wash basin.

### Living / Dining Room

**4.55m x 3.91m (14'11" x 12'10")**

A spacious lounge / diner with double glass doors to the rear for access to the private garden. Neutral décor with an electric fire place as the feature point and two gas central heaters for comfort. There is the stairs leading to the first floor accommodation.



### Bedroom One

**3.93m x 2.46m (12'11" x 8'1")**

A generous bedroom with two windows to the front elevation allowing for plenty of natural flowing through. New carpets with a neutral finish.

### Bedroom Two

**3.95m x 2.49m (13'0" x 8'2")**

Another good sized bedroom with the window to the rear elevation over looking the private garden. There is a storage cupboard for added convenience.

### Bathroom

**1.95m x 1.97m (6'5" x 6'6")**

The bedrooms are supported by the family bathroom, offering a vanity unit with hand basin, mirror, WC, shower over bath with a glass shower screen.

### Outside

Outside the property to the front is a low maintenance driveway for parking and small grass area.

To the rear of the property is a private garden area consisting of a pavers along the side with a gravel surrounding. There is 10 ft access to the rear.



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## TENURE

The tenure of this property is freehold.

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## 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/>

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## 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.

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## 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.

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## 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.

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## 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.

The E.P.C rating of this property is: **C**

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## 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.

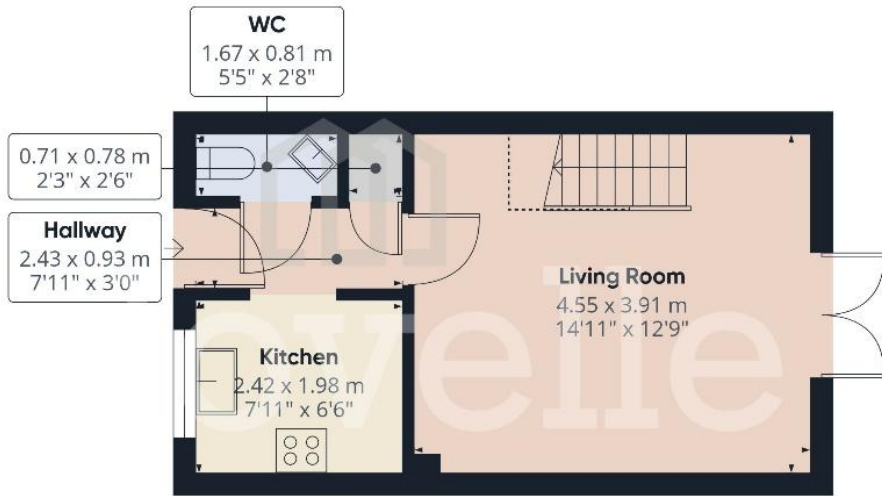
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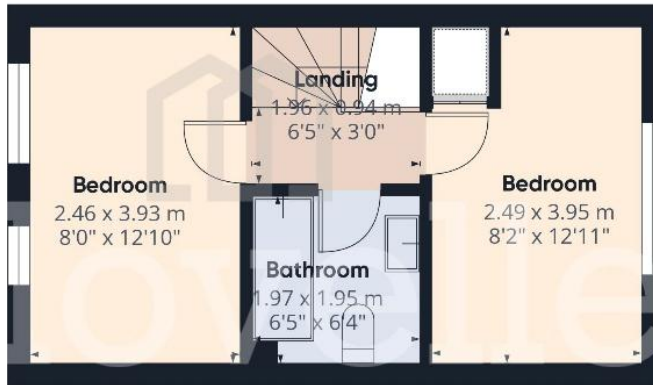
## A&C Homes Limited T/A Lovelle Estate Agency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

52.1 m<sup>2</sup>

561 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

13 ft<sup>2</sup>

(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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