

6 Bedford Road, Hessle

East Riding of Yorkshire

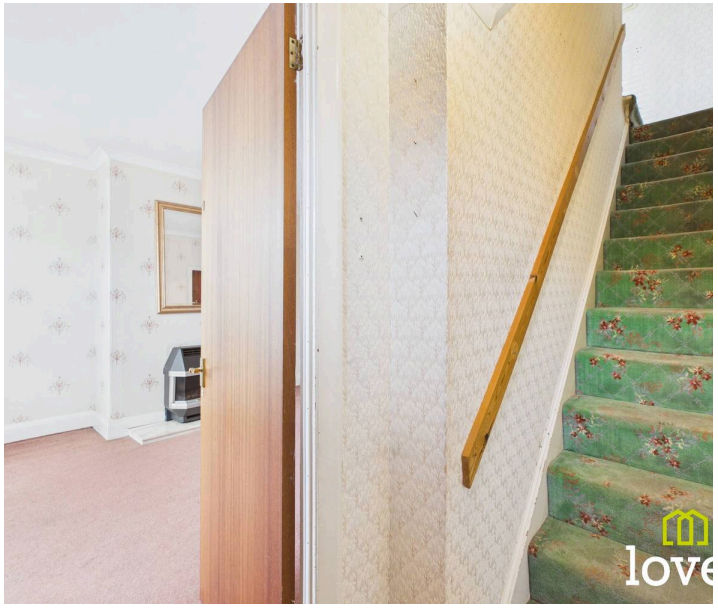
Guide Price £110,000

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No. 6 Bedford Road

Hessle, East Riding of Yorkshire

On the popular Bedford Road in Hessle, this vacant property is located within a well-established family neighbourhood, close to several schools & Hessle Square. A two bedroom, mid-terraced house that presents an exciting opportunity for either first time buyers or those looking to downsize. Offering generous room sizes, the property features two well-appointed reception rooms, & understairs storage. A large kitchen/diner forms the heart of the home, providing great space for family gatherings & cooking as a family. A convenient rear lobby & a ground floor W.C. add to the practical layout. While the property would benefit from a full renovation, it retains great potential for personalisation, allowing you to create your ideal living space.

Both bedrooms are generously-sized, bathed in natural daylight & offering a peaceful retreat at the end of the day. This home combines traditional charm with the scope for modern updates, making it a fantastic canvas for your vision. Step outside & discover an impressive south-facing garden, designed for both relaxation & entertaining. This large, private, rear garden is a highlight & features a paved seating area that invites you to unwind in the sunshine. This is further enhanced by the garage & carport at the rear, providing secure parking & additional storage. The outdoor space offers plenty of room for gardening enthusiasts or those simply seeking somewhere to unwind. Don't miss your chance to view this promising home & imagine the possibilities it holds.









Entrance Hall
4' 3" x 3' 5" (1.29m x 1.04m)
An entrance lobby accessed via a hardwood door & providing access to the sitting room on the ground floor, with stairs leading to the first floor accommodation, laid to carpet & with a central heating radiator.

Sitting Room
15' 2" x 12' 2" (4.62m x 3.70m)
A spacious reception room with a bay window to the front of the property, there is a living flame gas fire within an open chimney breast, which could accommodate a log burning stove, there is a central heating radiator & access to an understairs storage cupboard.

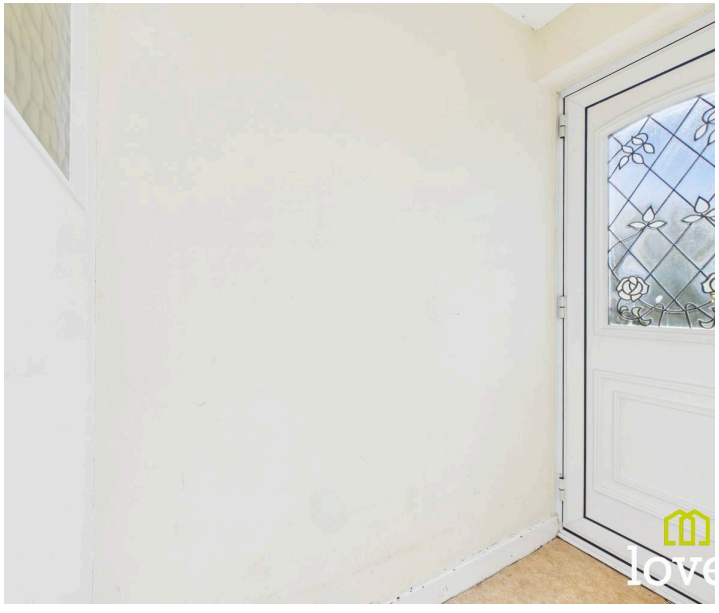
Living Dining Room
8' 2" x 15' 1" (2.48m x 4.61m)
Located in the centre of the property this is a multi-functional reception room with a window to the rear garden, there is a central heating radiator & the room is open-plan to the kitchen.

Open Plan Kitchen
11' 0" x 6' 11" (3.35m x 2.11m)
A dual aspect room flooded with natural light & with views across the rear garden. Currently fitted with a range of base & wall units in white high-gloss but would benefit from a programme of modernisation. Services are provided for a range of free-standing appliances.

Ground Floor W.C
4' 2" x 2' 9" (1.28m x 0.85m)
A conveniently located W.C accessed from the rear lobby, there is a close-coupled toilet & the modern, Worcester Bosch Gas fire combi boiler is also located in here







Rear Lobby
5' 0" x 2' 9" (1.53m x 0.83m)
Providing access to the ground floor W.C & out to the rear garden, via a uPVC half-glazed door. The room is laid to vinyl flooring & offers space to store coats & shoes & a great buffer between the outdoors & the kitchen during inclement weather.

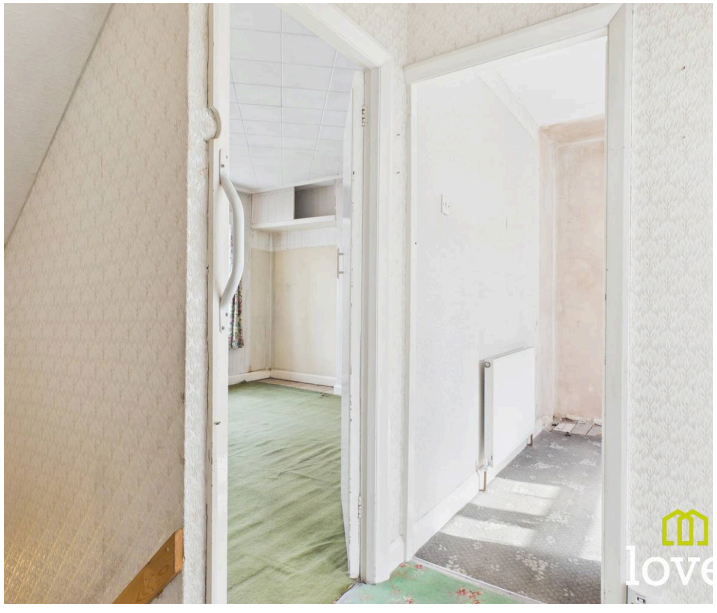
Landing
5' 11" x 3' 6" (1.81m x 1.07m)
Located to the top of the stairs, providing access to both bedrooms, the wet room bathroom & the loft storage area.

Bedroom One
13' 1" x 11' 9" (3.99m x 3.57m)
A spacious double bedroom with dual-aspect windows to the front of the property, a range of traditional fitted wardrobes & a central heating radiator.

Bedroom Two
9' 5" x 8' 10" (2.88m x 2.70m)
A generous double bedroom with a large window to the rear of the property, benefitting from an emergency egress window out onto the flat kitchen roof & a central heating radiator.

Bathroom
6' 0" x 5' 9" (1.82m x 1.75m)
Currently configured as a full wet room with a professionally tanked floor. There is an AKW electric shower, in-floor AKW drainage, pedestal wash basin with Chrome Bristan fittings & a close-coupled W.C. There is a recessed mirrored vanity cupboard, externally-vented extraction, a central heating radiator & an obscure-glass window.

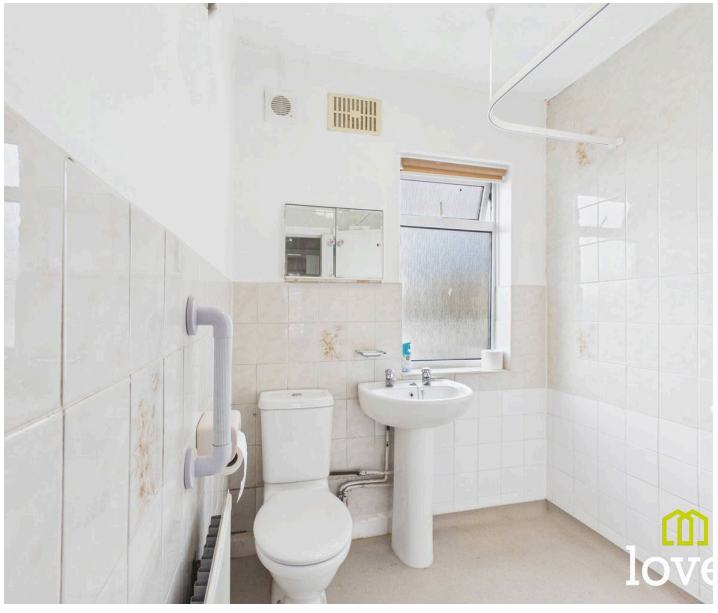












- First Time Buyer or Downsizing Property
- Garage & Carport to the Rear
- South Facing Garden
- Popular Family Location Close to Schools
- Full Renovation Required
- Ground Floor W.C. / First Floor Wet Room
- Two Bedrooms
- Large Kitchen/Diner
- Mid-Terrace Property
- Two Reception Rooms









FRONT GARDEN

Behind a traditional brick wall with wrought-iron fencing & a wrought iron gate, laid to established planting & shrubbery, there is a paved walkway to the front entrance door.

REAR GARDEN

A large, private garden to the rear, mainly laid to lawn & benefitting from many well-established shrubs. There is a paved seating area, a garage & a carport.

Car port

1 Parking Space

Accessed from the rear ten foot via double gates & providing covered parking for one vehicle.

Garage

Single Garage

A single detached garage with double doors to the rear ten foot, fitted with power & providing access to a potting shed/storage area.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approximate total area[1]
40.2 m²
433 ft²

Reduced headroom
1.3 m²
14 ft²

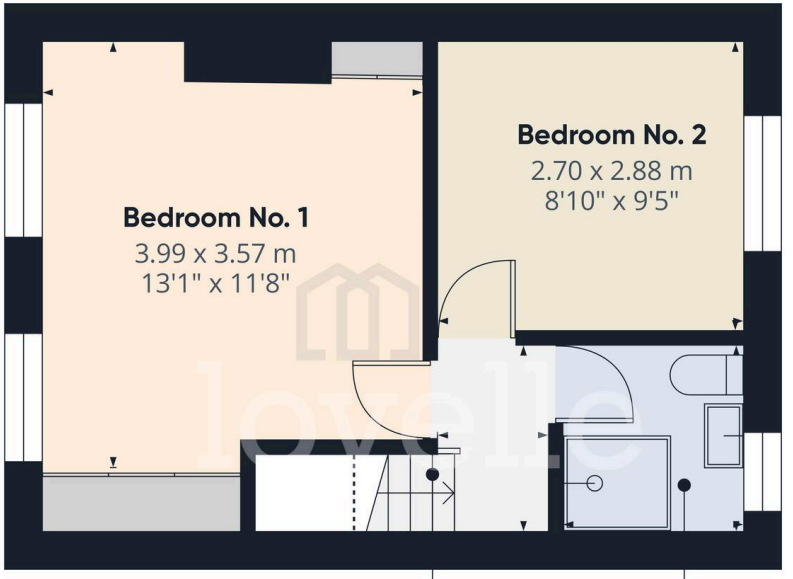
(1) Excluding balconies and terraces

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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Floor 0 Building 1



Approximate total area[1]
27.6 m²
296 ft²

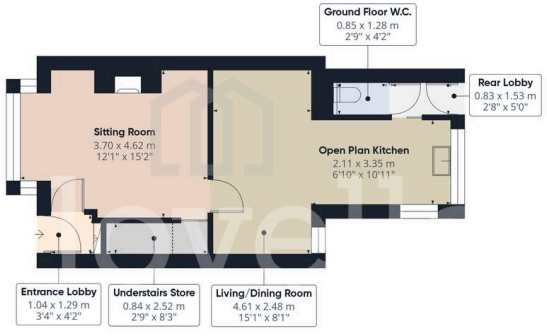
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Reduced headroom
Below 1.5 m/5 ft

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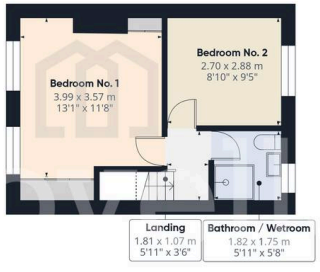
Floor 1 Building 1



Approximate total area[1]
67.8 m²
729 ft²

Reduced headroom
1.3 m²
14 ft²

Floor 0 Building 1



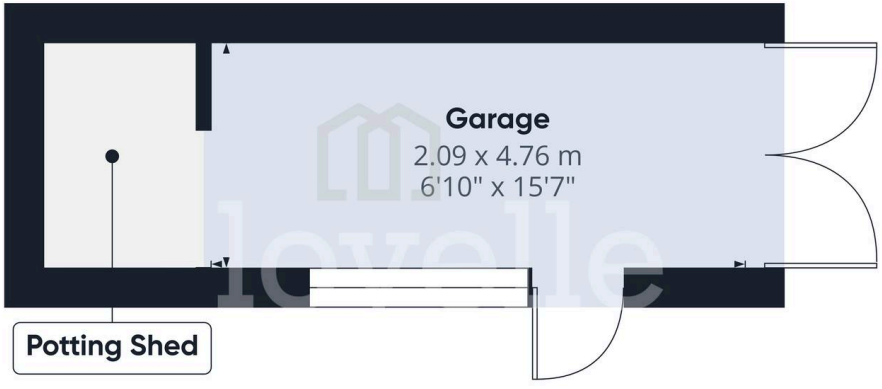
(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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Floor 1 Building 1



Approximate total area[1]
12.9 m²
139 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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Floor 0 Building 2

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. 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.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

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. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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 https://www.lovelle.co.uk/privacy-policy/ 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.

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.



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