



Westfield Rise, Hessle, East Riding of Yorkshire
Asking Price £260,000





KEY FEATURES

- Semi-Detached Property
- No Chain
- Good Sized Reception Rooms
- Stylish Fitted Kitchen
- Three Bedrooms
- Contemporary Bathroom
- Off-Road Parking & Garage
- Wonderfully Landscaped Rear Garden
- Excellent cul-de-sac Location
- Recently Installed Heating System
- EPC rating D



DESCRIPTION

Offered to the market with no onward chain this attractive three bedroom, semi-detached property is immaculately presented throughout.

Entrance to the property is via a canopied porch into a bright entrance hall that has stairs to the first-floor accommodation and doors leading to the sitting room & dining room.

The sitting room is located to the front of the property and boasts a lovely walk-in bay window to the front elevation, the decor is light & neutral & a feature fireplace is the focal point of the room.

The dining room is located at the rear of the property & is another well-proportioned reception room, there are windows to the side & rear elevations flooding the room with natural daylight. There is a feature fireplace with a living-flame gas fire & an understairs cupboard housing the recently-installed boiler, a further door leads to the kitchen.

The kitchen is fitted with a good range of units in high-gloss white with complementary worktops, undercupboard lighting, an externally-vented extraction hood & a neutral tiled splashback, with space being provided for free-standing appliances

The first floor offers three well-proportioned bedrooms, the principal is light & airy with a lovely walk-in bay window to the front elevation & an extensive range of fitted furniture.

Bedroom No. 2 is also a good sized double & overlooks the rear garden, also with a great range of fitted furniture.

Bedroom No. 3 is positioned to the rear of the property & has a fitted wardrobe & a fixed single bed, maximising space.

The bedrooms are served by a stylish, three-piece bathroom which comprises of a walk-in corner cubicle with a MIRA electric shower, a pedestal wash basin with mirrored vanity cupboard over & a close coupled W.C. There is decorative ceramic tiling to the walls & polished stone tiling to the floor & underfloor heating.

Externally the property offers a private rear garden with a decked veranda, immediately accessed from the kitchen. There is a further decked area with a summerhouse & greenhouse to the rear of the garden, catching the all-day sunshine. The remainder of the garden is lawned with mature planted borders & a fabulous feature pond with a waterfall. There is a detached garage with power & lighting & off-road parking is to the front of the property with a garden laid to gravel & with mature planting within raised borders.





PARTICULARS OF SALE

Entrance Hallway

3.64m x 1.65m (11'11" x 5'5")

Entrance to the property is via a uPVC entrance door. The hallway provides access to the lounge and dining room, has stairs to the first floor accommodation and a central heating radiator.

Sitting Room

3.64m x 2.93m (11'11" x 9'7")

With feature uPVC walk in bay window to the front elevation, brick fire surround with inset gas fire, coving to the ceiling and central heating radiator.

Dining Room

4.6m x 3.03m (15'1" x 9'11")

With feature fire surround having inset gas fire, two uPVC windows to the side and rear elevations, coving to the ceiling and central heating radiator. There is also an understairs storage cupboard housing the boiler.

Kitchen

2.71m x 2.55m (8'11" x 8'5")

Fitted with a range of white wall and base units with complimentary worktops and neutral splashback tiling. There is a stainless steel one and half bowl sink and drainer and spaces for a freestanding cooker along with two other appliances. Two uPVC windows to the side and rear elevations, uPVC to the side elevation and central heating radiator.

First Floor Accommodation

Bedroom No. 1

3.85m x 2.7m (12'7" x 8'11")

Fitted with an extensive range of bespoke furniture including wardrobes, overhead units, bedside table and cupboards. uPVC bay window to the front elevation, coving to the ceiling and central heating radiator.

Bedroom No. 2

3.43m x 2.94m (11'4" x 9'7")

Fitted with an extensive range of bespoke furniture including wardrobes, overhead units, and bedside table. uPVC window to the rear elevation, coving to the ceiling and central heating radiator.

Bedroom No. 3

2.35m x 2m (7'8" x 6'7")

Fitted with wardrobes and a built in single bed with drawers beneath, uPVC window to the rear elevation and central heating radiator.

Bathroom

1.66m x 1.67m (5'5" x 5'6")

Fitted with a three piece suite comprising shower cubicle, low flush WC and vanity unit with wash hand basin. Tiling and aqua panelling to the walls, uPVC window to the front elevation and heated towel rail.

Landing Area

2.46m x 0.94m (8'1" x 3'1")

Located at the top of the stairs & providing access to all first floor accommodation & a hatch to the loft storage area.



External

Garage

A single, concrete-sectional garage with up & over vehicle door & a pedestrian side access door. Fitted with power & lighting

Frontage

The front of the property has mature shrubbery in raised borders, there is block paving & a gravelled area providing off-road parking.

Rear Garden

Enjoying a private position, the rear garden has a decked veranda accessed directly from the kitchen. Steps lead down to a paved patio area & lawned area with mature planted borders. There is an additional decked area with a summerhouse & greenhouse.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: D

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

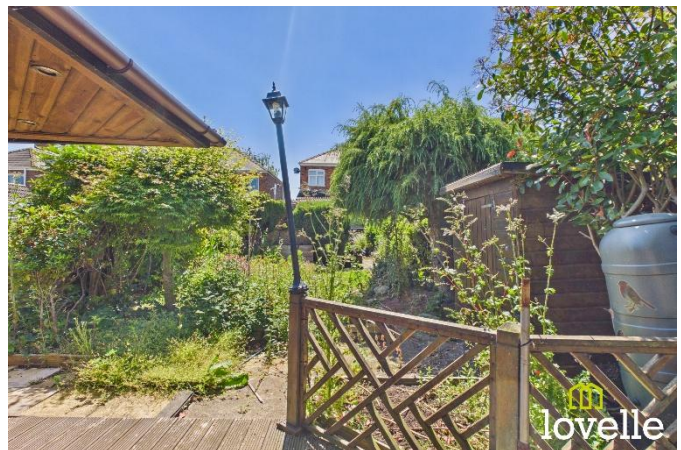
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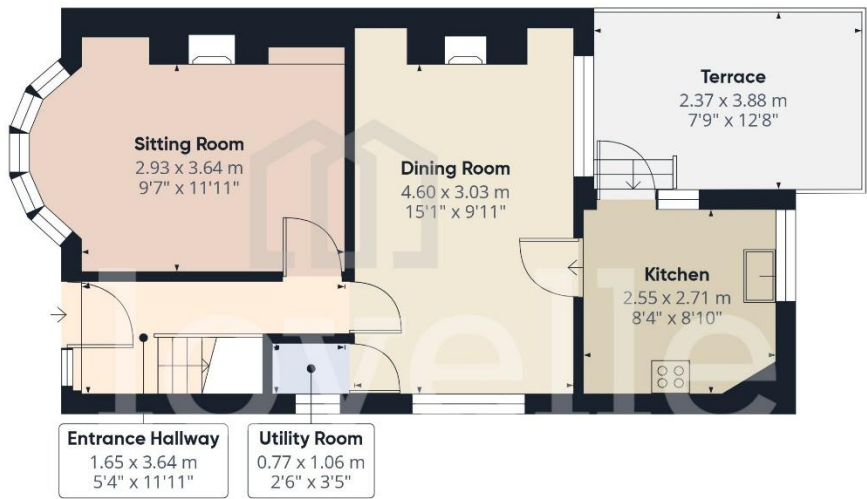
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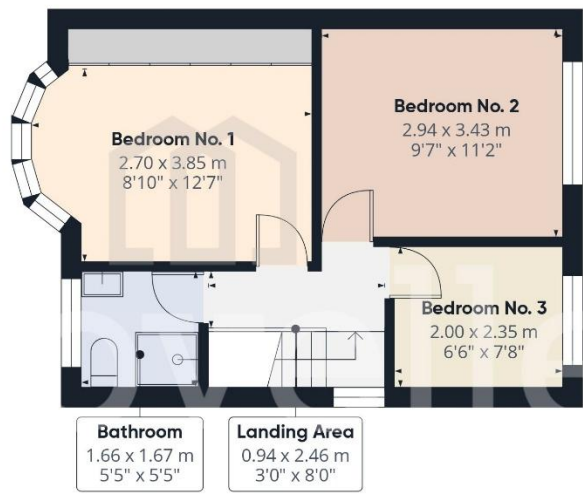


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

72.6 m²
782 ft²

Balconies and terraces

9.4 m²
101 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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