

# Trinity Court, South Lane, Hessle, East Riding of Yorkshire

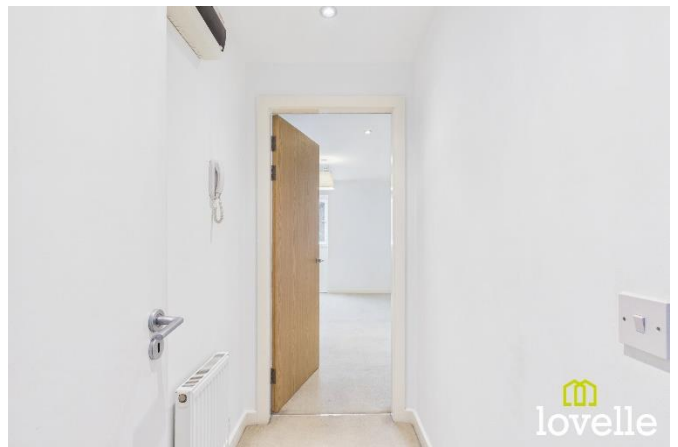
Asking Price: £100,000





## KEY FEATURES

- Prime Location
- Close to popular Amenities
- Transport Links
- Two Bedrooms
- Private Gated Parking
- Council Tax Band: A
- EPC rating: C
- Ideal for First Time Buyers
- Secure Entry System
- Remaining Lease Term: 110 Years



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## DESCRIPTION

Lovelle are proud to present to the market this modern two bedroom apartment in the heart of Hessle, located close to the train station and popular amenities on the Weir. The property would be ideal for a first-time buyer!

Step into the large and bright lobby through the secure door entry system, up the wide stairway and located on the first floor you will find this contemporary, light and airy two bedroom apartment.

You enter into the apartment through a generous hallway which provides a storage cupboard off, you are immediately at ease due to the neutral decoration which continues throughout the apartment. Through into the main living area, with dual aspect windows providing natural light and ample space for both living and dining.

From the living area is the contemporary kitchen, consisting of a fan assisted electric oven, electric hob and extraction over. There is a mixture of base and wall units, an integrated fridge and washing machine all provided.

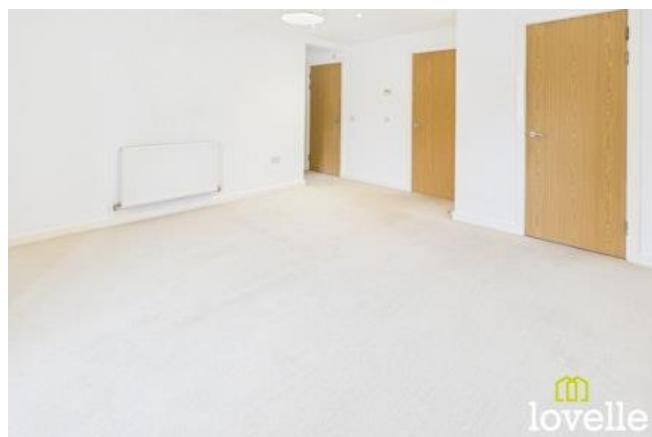
Again off the living area there are the two bedrooms, one a generous double and the second is a sizeable single, both bedrooms with large windows, one to the front elevation and one to the side elevation.

The modern and spacious family bathroom consists of a close-coupled W.C, large contemporary wash basin with mixer tap, heated chrome towel rail and a thermostatic shower over bath.

Outside the property to the rear there is a private and secure car park which is bordered by mature planting and trees, this apartment benefits from an individually allocated parking space!

There is a bike rack to the side of the car park, which is private for residents only, the building and parking area is secured by remotely controlled double gates.

Do not delay, call Lovelle and book your viewing today!







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## PARTICULARS OF SALE

### Hallway

The hallway boasts a storage cupboard, is neutrally decorated and provides access to the living / dining area.

### Living / Dining Area

Enter the main living room, with dual aspect windows for natural light daylight, one to the front elevation and one to the side elevation. Offering ample space for designated living and dining areas, neutrally decorated and cleaned throughout.

### Kitchen

A fresh and contemporary kitchen consisting of a fan assisted electric oven, electric hob with extractor over. There are a mixture of base and wall units, an integrated refrigerator and washing machine are also included.

### Bedroom

A double bedroom with the window to the rear elevation, with views over the private car park and shrubbery, neutral carpets and decoration continue.

### Bedroom

A sizeable single bedroom with a window to the side elevation, an excellent space as a bedroom and home office!

### Bathroom

The modern and spacious bathroom consisting of a close-coupled W.C, large contemporary wash basin, extraction, a heated chrome towel rail and a thermostatic shower over the bath.

### Outside

Outside the property to the rear is where you will find the allocated secure parking space, there is a secure bike rack to the side of the property, all of which is private and for residents only. The building and the parking area is secured by access controlled, powered double gates.



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## TENURE

The tenure of this property is Leasehold - Term: 125 years from 5th November 2010.

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## SERVICE CHARGE

Current ground rent, £250 per Annum  
Current service charge, £1,060 per annum

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## 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/>

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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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## 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.

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

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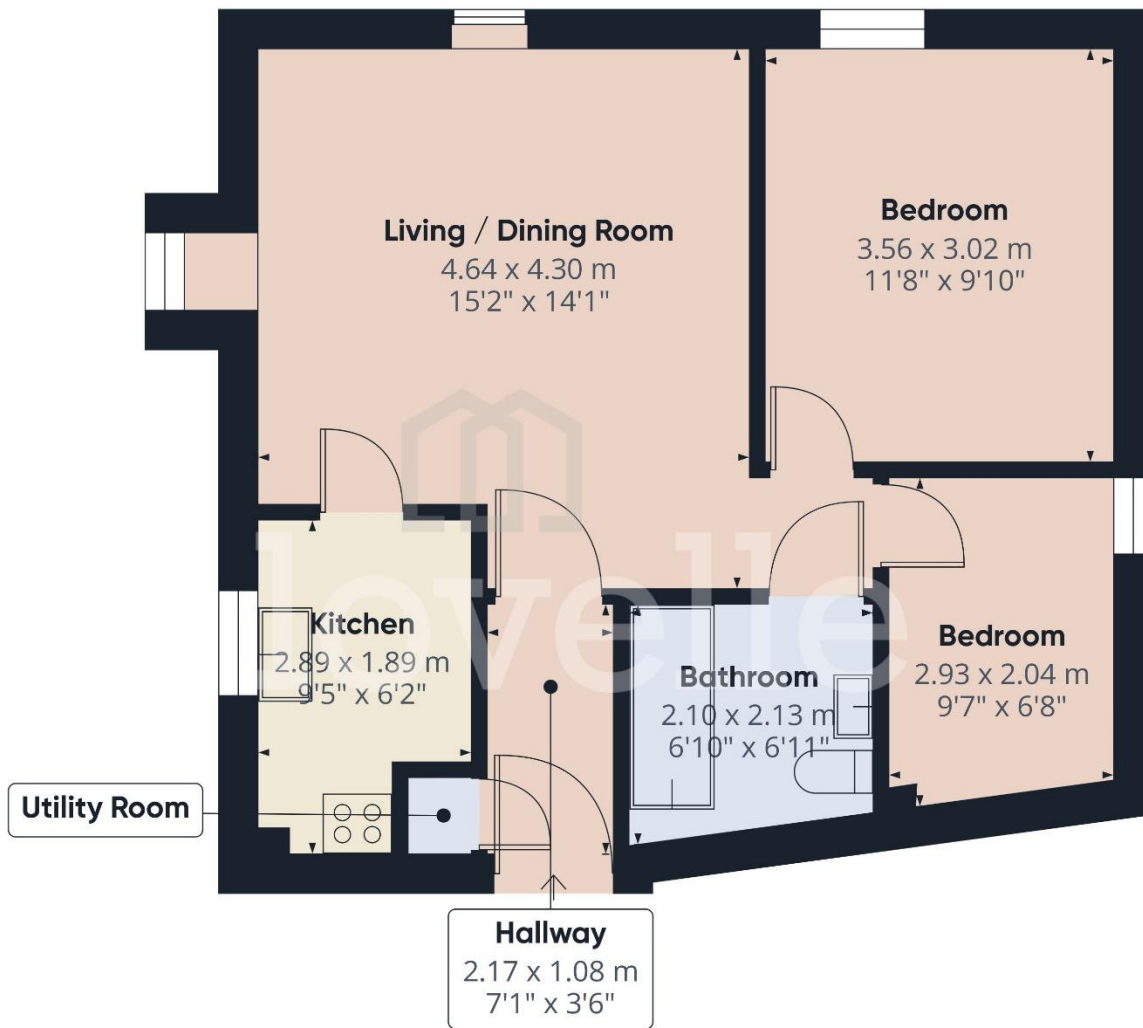
## ENERGY PERFORMANCE INFORMATION

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.

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



FLOOR PLANS



Approximate total area<sup>(1)</sup>  
48.1 m<sup>2</sup>  
517 ft<sup>2</sup>

(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.

GIRAFFE360



MAP

