



## 3 Florence Avenue

, Hessele, HU13 0AP

£105,000



# 3 Florence Avenue

, Hessle, HU13 0AP

£105,000



## Summary

Two bedroom mid terrace house with garden, close to centre of Hessle with no chain!

If you're looking for your first step onto the property ladder, this could be a great place to start.

Recently refurbished and ready to move straight into, this two bedroom mid terrace is a brilliant option for first time buyers, or anyone looking for a straightforward investment without the usual list of jobs to get through.

Located just off Hull Road in Hessle, you're within walking distance of Hessle Square and all the amenities you could need, making it a really handy spot for day-to-day living.

Inside, the ground floor comprises a lounge to the front, a newly fitted kitchen/breakfast room and a bathroom with a three-piece suite. Upstairs, there are two well proportioned bedrooms, giving you plenty of flexibility whether you're looking for a spare room, home office or simply a little extra space.

The property has been redecorated throughout, with new carpets and flooring, so there's very little to do other than unpack and make it your own. Gas central heating and UPVC double glazing are also in place.

Outside, the generous rear garden is a real bonus, offering plenty of space to enjoy in the warmer

months, entertain friends or simply have somewhere to sit out and relax.

All in all, this is a home that's been given a fresh start and is ready for its next owner. Whether you're buying your first home or looking for a ready-to-go investment, we think this one is well worth a look.

Early viewing is highly recommended.

## Ground Floor:

### Lounge

11'10" x 10'7" (3.62m x 3.23m)

With UPVC double glazed door to the front and UPVC double glazed window. With laminate flooring and radiator.

### Kitchen Breakfast Room

8'4" x 16'0" max (2.55m x 4.90m max)

With a newly fitted kitchen with range of base and wall mounted units, laminated worksurfaces, tiling to splashback areas, inset stainless steel sink unit, inset four-ring gas hob and electric oven below. With UPVC double glazed door and window to the rear, door with staircase to the first floor, under stairs storage cupboard, laminate flooring and radiator.

### Bathroom

9'1" x 3'6" (2.79m x 1.09m)

Fitted with a three-piece suite in white, comprising panelled bath with hand shower attachment, wall mounted sink unit and low level WC. With UPVC

Tel: 01482 322411

cladding to the wall, vinyl flooring, radiator and UPVC double glazed window.

### First Floor:

#### Bedroom One

10'7" x 9'8" (3.23m x 2.97m)

A double bedroom to the front with UPVC double glazed window, decorative fireplace, carpet flooring and radiator.

#### Bedroom Two

8'3" x 8'1" (2.53m x 2.48m)

To the rear, with UPVC double glazed window, carpet flooring and radiator.

### Outside

Externally, to the rear, the property has a generous lawned garden.

Please note, there is shared access to neighbouring properties, immediately to the rear of the property.

### Council Tax

We have been advised the property is council tax band A, payable to East Riding of Yorkshire Council.

### ADDITIONAL INFORMATION

Tenure:  
Freehold

### Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



Hybrid Map



Terrain Map



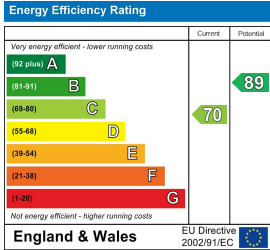
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.