Whitakers
Estate Agents









37a South Lane, Hessle, HU13 0RR

£250,000

A unique opportunity has arisen to acquire this large period property which which has been split into two residential apartments, offering over 1800 square feet of living space over two floors, which is more than most four bedroom houses.

Briefly comprising - entrance and stairs to the first floor, large spacious landing, 17' lounge, fitted kitchen / diner, office, two good sized bedrooms and W.C. The second floor boasts two further double bedrooms along with the large four piece family bathroom suite and utility room.

This really is a unique property, situated in a prime residential location in Hessle, well placed to access the Weir, Hessle Square and the railway station.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance Hall
Tiled floor and stairs leading to:

First Floor

Landing



Two central heating radiators, Upvc double glazed sash window.

Lounge 16'11" x 16'11" (5.18m x 5.18m)





Three Upvc double glazed sash windows, two gas central heating radiators, and feature period fire place.

Kitchen / Diner 12'2" x 10'0" (3.73m x 3.07m)





Upvc double glazed sash window, gas central heating radiator, tiled flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles, sink with mixer tap, double oven, hob with hood above.

Master Bedroom 16'0" x 15'8" (4.90m x 4.78m)



Two Upvc double glazed sash windows, gas central heating radiator, built in store cupboard, period fire place, vanity sink with mixer tap.

Office 8'9" x 6'5" (2.67m x 1.98m)



Upvc double glazed sash window and built in store cupboard.

Bedroom Three 12'2" x 9'8" (3.73m x 2.97m)



Laminate flooring, gas central heating radiator, Upvc double glazed sash window, built in storage cupboard, vanity sink.

W.C.
Gas central heating radiator, wooden sash window, low flush W.C.

Second Floor

Landing
Gas central heating radiator, storage cupboard, velux window.

Bedroom Two 17'1" x 10'7" (5.23m x 3.23m)



Upvc double glazed sash window and gas central heating radiator.

Bathroom 12'7" x 10'2" (3.86m x 3.10m)



Two wooden sash windows, partly tiled and fitted with a four piece suite comprising panelled bath with mixer taps, walk in shower enclosure with electric shower, pedestal sink with mixer tap and low flush W.C.

Utility 7'1" x 5'4" (2.18m x 1.65m)
Plumbing for a washing machine, window to the side elevation.

Bedroom Four 16'0" x 10'2" (4.88m x 3.10m)



Upvc double glazed sash window, gas central heating radiator.

Tenure
The property is held under Leasehold tenureship.

Council Tax
Council Tax Band B
Local Authority East Riding Of Yorkshire

EPC Rating
EPC - D

Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Additional Services
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given

as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contact. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan



First Floor
Floor area 108.2 sq.m. (1,165 sq.ft.) approx

Second Floor
Floor area 63.7 sq.m. (686 sq.ft.) approx

Total floor area 171.9 sq.m. (1,850 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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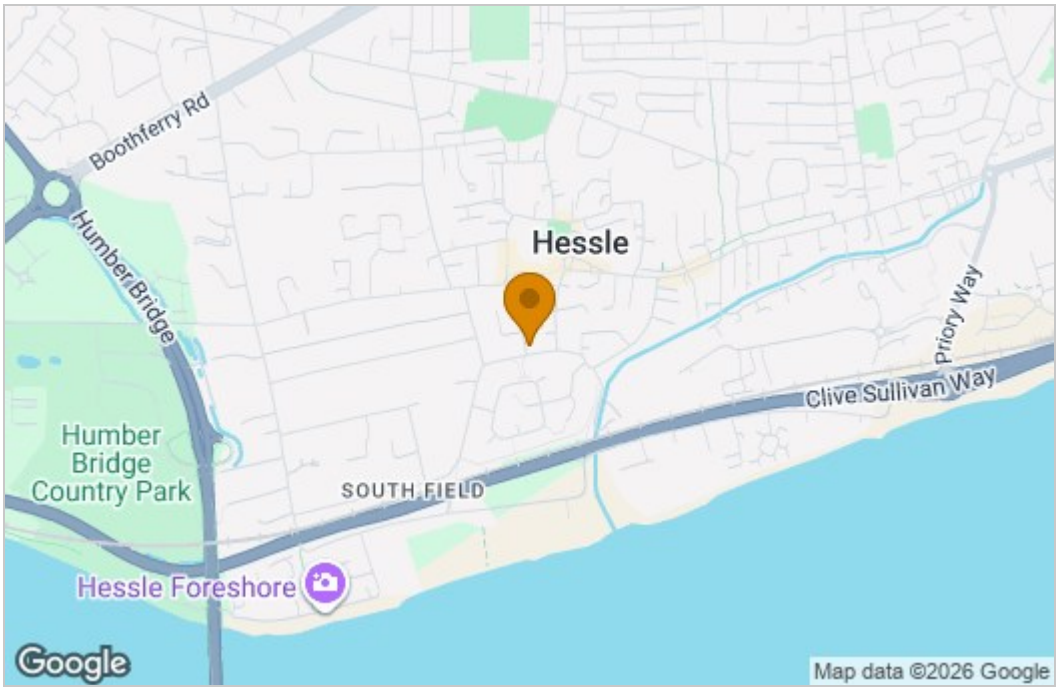
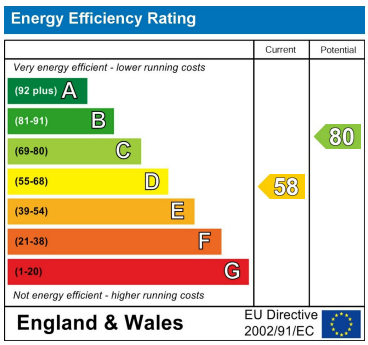
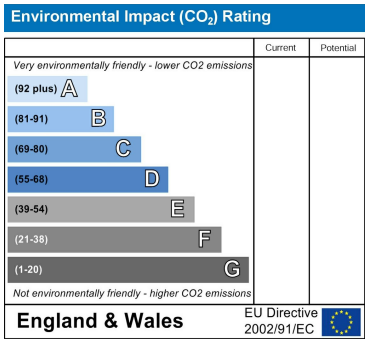
Area Map



Energy Efficiency Graph





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