



2 Rokeby Park, Hull, HU4 7QD

- Rarely Available
- Semi Detached Home
- Tremendous Kerb Appeal
- Must Be Viewed
- Lounge and Dining Room
- Removed for Open Day
- Double Bedrooms
- Gardens to Three Sides
- Offstreet Parking

£269,950



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INTRODUCTION

Situated on a fantastic corner plot, this RARELY AVAILABLE traditional, family sized, semi detached property offers GENEROUS ROOM SIZES and READY TO MOVE INTO presentation. Briefly comprising of entrance porch, entrance hall, lounge with feature fireplace, spacious dining room also with feature fireplace and fitted kitchen with Rangemaster cooker, plus a utility room and ground floor WC. To the first floor are four good sized double bedrooms, and a family bathroom with white bathroom suite and separate WC. Outside the property, there is a low maintenance rear garden, mature well stocked front and side gardens, off street parking and a detached brick garage. With a gas central heating system and uPVC double glazing apart from the imposing solid timber entrance doors, An early viewing is essential to fully appreciate all that this fine home has to offer. Call now to book your viewing !

LOCATION

Rokeby Park is located off Anlaby Park Road North, and is situated approximately four miles west of Kingston upon Hull City Centre and less than two miles from Hessle Square, where there are excellent facilities and amenities. There is a Sainsbury's Superstore nearby and schooling within a short distance. The property offers good road access to the A63 connecting to the M62 motorway and the Humber Bridge. A local railway station is available in Hessle and the main line intercity railway station is located in the City Centre.

DIRECTIONS

From the Lovelle Estate Agency office in Hessle Square, turn right and follow Hull Road along heading towards Hull City Centre, the road becoming Hessle Road further along. At the roundabout with Priory Way, turn left into Anlaby Park Road South and travel the full length of the road. At the traffic lights with Boothferry Road, go straight ahead onto Anlaby Park Road North. Take a left turn into Rokeby Avenue, and Rokeby Park is the second turning on the right hand side where the subject property may be identified by our For Sale board.

PARTICULARS OF SALE

ENTRANCE TO THE PROPERTY

Entrance to the property is via the double, curved solid timber glazed entrance doors.



PORCH

The light and airy entrance porch has a tiled floor and solid timber glazed entrance door with glazed, solid timber windows either side leading onto the hallway.



ENTRANCE HALL

8'6" x 13'9" (2.6m x 4.2m)

This imposing space boasts timber panelling to the walls, tiling to the floor, picture rail, ceiling rose, storage cupboard and central heating radiator.



LOUNGE

18'8" into the bay x 13'9" (5.7m into the bay x 4.2m)

A fabulous family room with quality oak flooring, coving to the ceiling, dado rail, two central heating radiators, feature fireplace with inset gas fire, uPVC double glazed walk in bay window to the front elevation and two uPVC double glazed windows to the side elevation.



FIREPLACE



ADDITIONAL LOUNGE SHOT



DINING ROOM

12'2" x 16'1" (3.7m x 4.9m)

With coving to the ceiling, ceiling rose, dado rail, central heating radiator, feature fireplace with inset gas fire, uPVC double glazed French doors with two uPVC double glazed windows to the rear elevation leading onto the rear garden.



FIREPLACE



ADDITIONAL DINING ROOM SHOT



DINING KITCHEN

20'9" x 9'10" (6.32m x 3.00m)

A generous room which boasts an extensive range of base and wall units with contrasting worktops and tiled splashbacks. The heart of the kitchen is the Rangemaster cooker with 5 ring gas hob, double electric oven plus warmer and illuminated cooker hood over. There is space for a dishwasher and fridge freezer, single bowl sink with mixer tap over, tiling to the floor, spotlights to the ceiling, coving to the ceiling, dado rail, two central heating radiators, two uPVC double glazed windows to the side elevation. Stripped wooden glazed doors lead onto the hallway and utility room.



RANGEMASTER COOKER



DINING AREA

There is ample space for a family sized table and chairs in this impressive dining kitchen.



UTILITY ROOM

7'3" x 5'11" (2.2m x 1.8m)

With tiling to the floor, uPVC double glazed window to the rear elevation, plumbing for automatic washing machine, cupboard housing the Ideal Independent central heating boiler and uPVC double glazed door to the side elevation leading onto the rear garden.

CLOAKROOM/WC

With a low flush WC, wall hung wash hand basin, tiling to the floor, .uPVC double glazed window to the rear elevation and stripped timber door.

FIRST FLOOR LANDING

With loft hatch giving access to the fully boarded, full height loft space, coving to the ceiling, storage cupboard, central heating radiator and stripped timber doors leading onto the bedrooms, bathroom and separate WC.

MASTER BEDROOM

13'9" x 15'1" plus the bay (4.2m x 4.6m plus the bay)

The superb master bedroom has the wow factor, with a range of fitted wardrobes and vanity unit with overhead cupboards, uPVC double glazed walk in bay window to the front elevation plus a uPVC double glazed window to the side elevation, coving to the ceiling, ceiling rose and central heating radiator.



ADDITIONAL SHOT MASTER BEDROOM



BEDROOM TWO

12'6" x 15'5" (3.8m x 4.7m)

With a uPVC double glazed window to the rear elevation, coving to the ceiling, ceiling rose and central heating radiator.



BEDROOM THREE

12'6" x 10'0" (3.8m x 3.04m)

Another substantial double bedroom with uPVC double glazed window to the rear elevation, coving to the ceiling, laminate flooring and central heating radiator.



BEDROOM FOUR

11'10" x 8'6" (3.6m x 2.6m)

With a uPVC double glazed window to the front elevation, coving to the ceiling, ceiling rose and central heating radiator.



FAMILY BATHROOM

Offering a modern suite comprising bathtub with shower over and pedestal wash hand basin, attractive tiling to the walls, coving to the ceiling, spotlights to the ceiling, central heating radiator, stripped wooden door and uPVC double glazed window to the side elevation.



BATHTUB WITH SHOWER OVER



SEPARATE WC

With low flush WC, stripped wooden door and uPVC double glazed window to the side elevation.

OUTSIDE THE PROPERTY

To three sides the property is surrounded by well maintained gardens. To the front and side are lawned areas with established shrubs and trees and to the rear is an easily maintained paved courtyard garden which could easily be relaid to lawn if required. There is a detached brick built garage with hardstanding for parking.



REAR ELEVATION



LOW MAINTAINANCE REAR GARDEN

The easily maintained rear garden gives a degree of privacy and is paved and edged with border of mature shrubs and trees. There is a storage area for bins, access to the garage and timber gate to the front of the property.



GARDENS TO THREE SIDES

At the front and side of the property, lawned gardens edged by a dwarf wall and hedge wrap around the house. There is a wrought iron entrance gate, a path to the front door and around the property and established shrubs and plants.



DETACHED BRICK BUILT GARAGE

24'10" x 790'8" (7.56m x 241m)

With timber door and window to the rear elevation, power and lighting and manual up and over door to the front elevation. The concrete hardstanding can house up to four cars.



VIEWINGS

By appointment with the sole selling agents Lovelle Estate Agency, telephone 01482 643777.

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 mortgage advisor on 01482 643777.

LOCAL AUTHORITY

This property falls within the geographical area of Hull City Council - Telephone 01482 300300.

EPC

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.

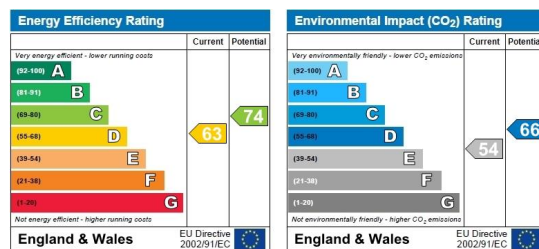
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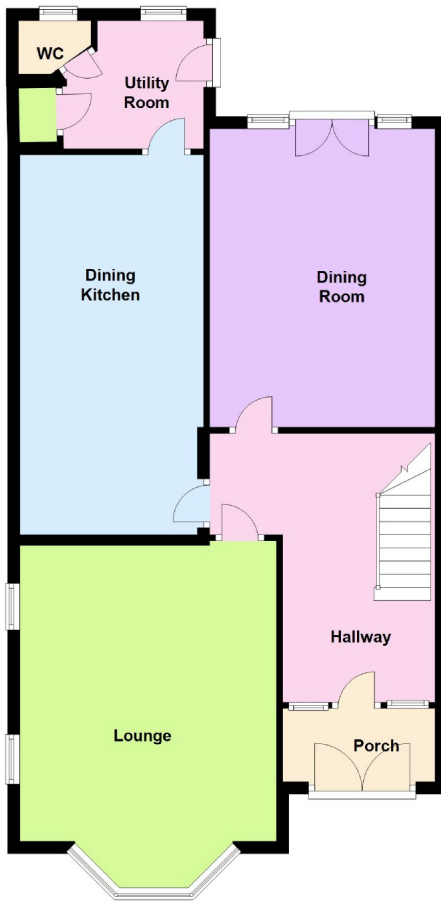
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Energy Performance Graph



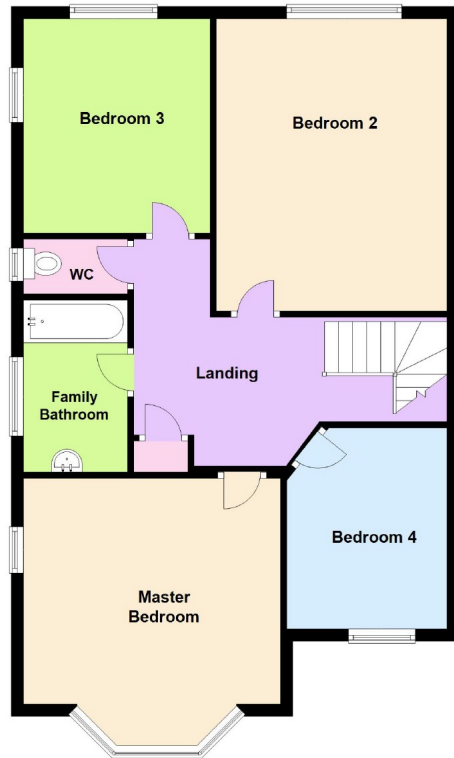
Ground Floor

Approx. 82.7 sq. metres (890.3 sq. feet)



First Floor

Approx. 74.6 sq. metres (803.3 sq. feet)



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