

Hull
Gregson
Hull
01805 822222
hgh.co.uk
FOR SALE
Tel: 01805 822222

Reforne

Portland, DT5 2AL

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Asking Price
£250,000 Freehold

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- Larger than Average Mid Terrace Family Home
- Moments from Local Amenities & Transport Links
- Four Bedrooms
- In Need of Modernisation
- Spacious Front Aspect Lounge
- Family Bathroom
- Generous Integral Garage
- Private Low Maintenance Rear Garden
- Offered For Sale With No Onward Chain
- Council Tax - B Band



Boasting DECEPTIVELY SPACIOUS accommodation ARRANGED OVER THREE FLOORS, is this MID TERACCE FAMILY RESIDENCE. Benefitting from THREE/FOUR BEDROOMS, a large FRONT ASPECT LOUNGE, ground floor kitchen, family bathroom and LARGER THAN AVERAGE INTEGRAL GARAGE. Outside there is a private low maintenance REAR GARDEN. Being offered for sale with NO ONWARD CHAIN, viewings come highly recommended to appreciate the SIZE/SPACE & POTENTIAL on offer.

Entering the property, there is a spacious hallway, with an internal door to the integral garage and rear aspect kitchen. The under stairs cupboard is a very large useful storage space. The kitchen offers a selection of base level storage cupboards and space for a range of domestic appliances. From the kitchen a rear door leads out to the private south facing courtyard garden. Completing the ground floor is the larger than average garage. The garage is an excellent space benefitting from power and lighting, fitted with a traditional up and over door, making it an ideal utility area, work space and for keeping a vehicle off the road.



Stairs rise to the first floor, with lounge, adjoining dining room/bedroom four and family bathroom. The lounge is a deceptively spacious room, benefitting from two windows, allowing ample amounts of natural light to flood the room. The dining room/bedroom four is of rear aspect enjoying views of the garden. The family bathroom comprises a fitted suite with bath and shower over, wash hand basin and WC, in need of updating.

Stairs rise again to the second floor where bedrooms one, two and three are located. All three bedrooms are of double size, with bedrooms one and two being front aspect and bedroom three a rear aspect. Outside there is a private enclosed rear garden, offering a hard standing patio area directly abutting the property, with the remainder laid to shingle.



Kitchen

7'10 x 15'3 (2.39m x 4.65m)

Integral Garage

16'4 max x 11'9 max (4.98m max x 3.58m max)

Lounge

12' x 19'9 max (3.66m x 6.02m max)

Dining Room / Bedroom Four

12'10 max x 7'9 (3.91m max x 2.36m)

Family Bathroom

6'4 x 6'10 (1.93m x 2.08m)

Bedroom One

12'1 x 8'7 (3.68m x 2.62m)

Bedroom Two

18'6 max x 10'6 (5.64m max x 3.20m)

Bedroom Three

6'9 x 15'1 (2.06m x 4.60m)

Additional information

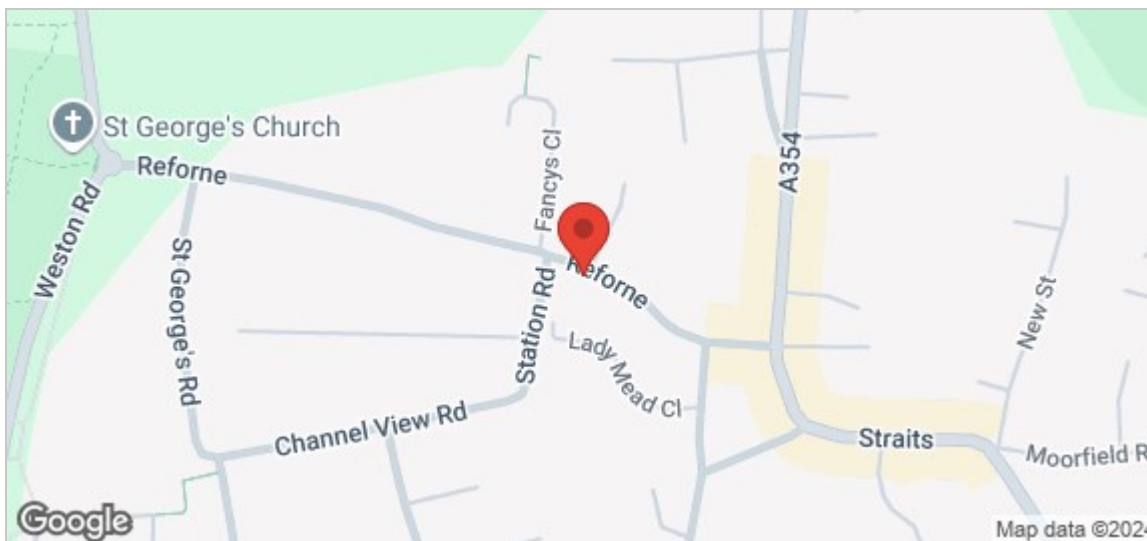
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Mid Terrace
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer

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. All measurements are approximate.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	84
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	