



**Shortlands**  
Portland, DT5 2LG

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**Offers In The Region  
Of**

**Hull  
Gregson  
Hull**

# Shortlands

Portland, DT5 2LG

- Stunning Views Across The Windmills
- Well Presented Throughout
- Mid Terrace Family Home
- Two Double Bedrooms
- Front Aspect Living Room
- Modern Fitted Kitchen
- Family Bathroom
- Front and Rear Low Maintenance Gardens
- Ideal Investment Or Family Home
- Highly Popular Location





Spacious TWO DOUBLE BEDROOM MID terrace FAMILY HOME, BOASTING BEAUTIFUL SEA & COUNTRYSIDE VIEWS. This well presented property benefits from LIGHT & AIRY ACCOMMODATION throughout, comprising TWO DOUBLE BEDROOMS, open plan LIVING ROOM, modern fitted kitchen, family bathroom and purpose built porch. Outside there is FRONT AND REAR LOW MAINTENANCE GARDENS and owned SOLAR PANELS.



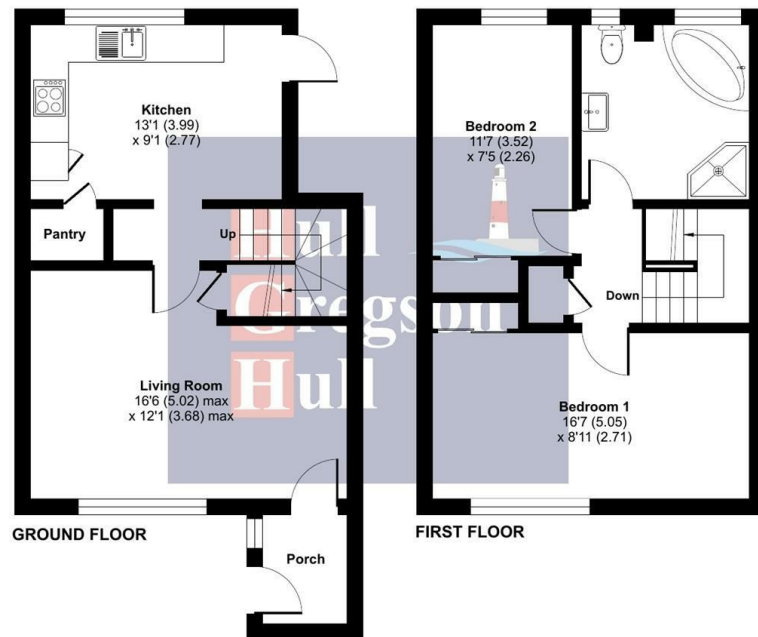
Access is gained to this beautifully presented mid terrace family home via the purpose built entrance porch. The porch is ideal for storing muddy boots after enjoying the beautiful local walks. Internal door from the porch opens into the front aspect living room. This excellent sized room benefits from a large front aspect picture window where the beautiful view across The Windmills can be enjoyed. This large window provides ample amounts of natural light to flood the room. To complete the ground floor accommodation is the rear aspect modern fitted kitchen. The kitchen offers a wide range of colour matching eye and base level storage cupboards, integral oven and space for a selection of free standing domestic appliances. There is a breakfast bar ideal for enjoying your morning coffee and a built in pantry space. From the kitchen a rear access door leads out to the low maintenance enclosed rear garden.

Stairs rise to the first floor where bedrooms one, two and the family bathroom are located. Bedroom one is a vast front aspect double bedroom. Bedroom one further enjoys the stunning views out across The Windmills, and a built in sliding door wardrobe. Bedroom two is a excellent guest double bedroom, offering rear aspect and built in sliding mirror wardrobe. The family bathroom comprises a modern fitted suite with corner bath, shower, wash hand basin and WC.

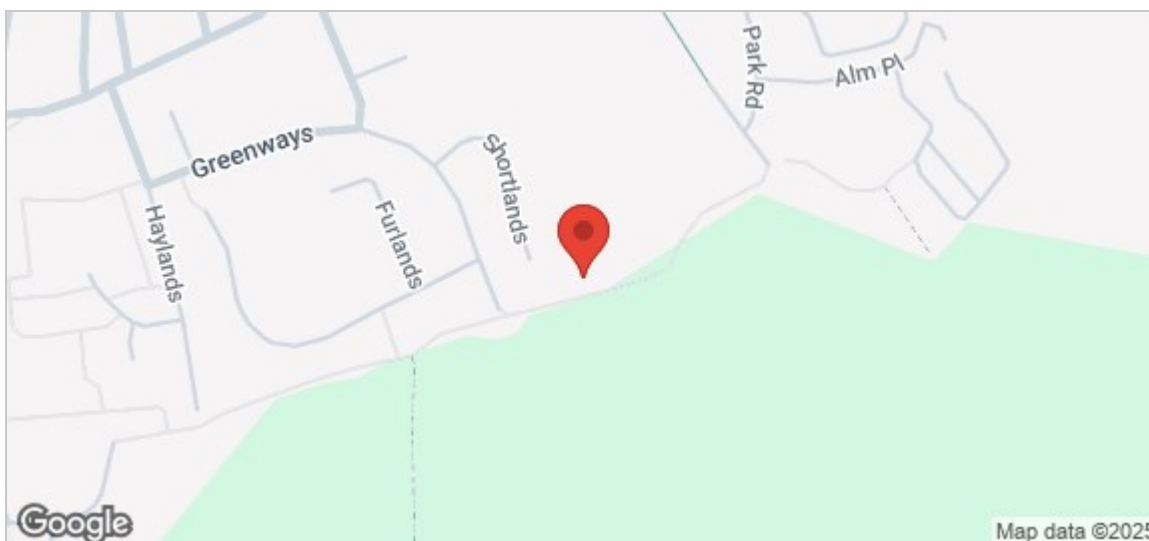
To the front of the property there is a small low maintenance garden offering a mixture of patio and plants. The rear garden is a further low maintenance space with a rear access gate, with a mixture of patio, shingle and potted plants.



Approximate Area = 808 sq ft / 75 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1268206



## Living Room

16'6 max x 12'1 max (5.03m max x 3.68m max)

## Kitchen

13'1 x 9'1 (3.99m x 2.77m)

### Bedroom One

16'7 x 8'11 (5.05m x 2.72m)

## Bedroom Two

11'7 x 8'11 (3.53m x 2.72m )

## Family Bathroom

## 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/](http://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. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                            | Potential                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | 79                                 | 8                                                                                     |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            |  | <p>EU Directive<br/>2002/91/EC</p> |  |

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

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