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grays



66 Reldene Drive, Hull, HU5 5HS

Offers Over £149,950





66 Reldene Drive

Hull, HU5 5HS

- END TERRACE HOME
- 3 BEDROOMS
- READY TO MOVE IN CONDITION WITH COSMETIC UPGRADE POTENTIAL
- NO ONWARD CHAIN
- SIZEABLE GARDENS
- GARAGING TO REAR
- EXTENDED LAYOUT
- CONVENIENT CUL-DE-SAC SETTING
- OPEN PLAN LOUNGE/DAYROOM

EXTENDED AND IMPROVED HOME, IDEAL FOR FIRST TIME BUYERS, FAMILIES AND INVESTORS.

Offering an end terrace position and garaging to the rear all within a convenient West Hull setting.

Invited for inspection is this well maintained and modernised home. With a versatile and open plan internal layout with a number of improvements having been made over the years and suitable for a host of applicant profiles. Offering further scope for light cosmetic improvements also.

The versatile layout comprises; Entrance Hallway, Open plan Reception Lounge leading to a Dining Area, Sitting Room Area with a Kitchen Extension and Shower Room. To the first floor level Three bedrooms feature of a good size.

The private rear garden remains a key selling feature external garage/store of a good size also.

Viewing available by appointment and advised given the competitive price point and size of home available. NO ONWARD CHAIN.



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GROUND FLOOR

ENTRANCE HALLWAY

Accessed via entrance door with staircase approach to first floor level.

RECEPTION LOUNGE

Enjoying good levels of natural daylight via walk-in bay window with uPVC double glazed window to the front elevation, a central focal point is provided via a gas fire insert with granite hearth and surround, suitably sized to accommodate furniture suite, with double doors leading to...

14'7" x 10'11" (4.47 x 3.34)

DINING / DAY ROOM

With uPVC double glazed window to the side elevation, understairs storage cupboard. Access to kitchen and shower room.

10'10" x 9'0" (3.32 x 2.75)

SHOWER ROOM

With a dedicated wet room area with wall mounted showerhead and console, drainer into sealed flooring, inset basin to vanity unit, low flush w.c, tiling to splashbacks, uPVC privacy window to rear elevation.

KITCHEN

Forming an extension to the property, with uPVC double glazed window to the garden facing orientation and access door also, fitted with a range of traditionally styled wall and base units, low level oven, hob with extractor canopy over, 1.5 bowl sink and drainer, space for a number of low level white goods, ample work surface space and preparation areas also.

8'6" x 9'9" (2.60 x 2.99)

FIRST FLOOR

LANDING

Providing access to three bedrooms, loft access point.

BEDROOM ONE

Of double bedroom proportions with uPVC double glazed bay window to frontage, fitted drawers and storage, bedside cabinets, suitably sized to accommodate double bed and double wardrobe also.

12'1" x 10'0" (3.69 x 3.05)

BEDROOM TWO

Of double bedroom proportions with uPVC double glazed window to the rear outlook over garden.

11'9" x 8'9" (3.59 x 2.69)

BEDROOM THREE / STUDY

With uPVC double glazed window to rear.

7'4" x 6'1" (2.24 x 1.87)



OUTSIDE

Reldene Drive itself remains conveniently positioned in close proximity to a range of services and amenities, being located off Willerby Road itself.

The property enjoys a peaceful cul de sac location being an end-terraced position, with low level wall bordering the front boundary perimeter. A wrought iron access gate leads through to a landscaped front garden area. A dedicated side access leads to a patio terrace extending from the immediate building footprint, a laid to lawn grass section and a concrete patch leading to a storage shed and garage with personnel access door to side and up&over access door to rear. Secure rear gated access also provided to the property.

AGENTS NOTE

The property comes ready for immediate occupation, with some light cosmetic improvements likely to be undertaken. No onward chain.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston-Upon-Hull council tax band is 'B'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

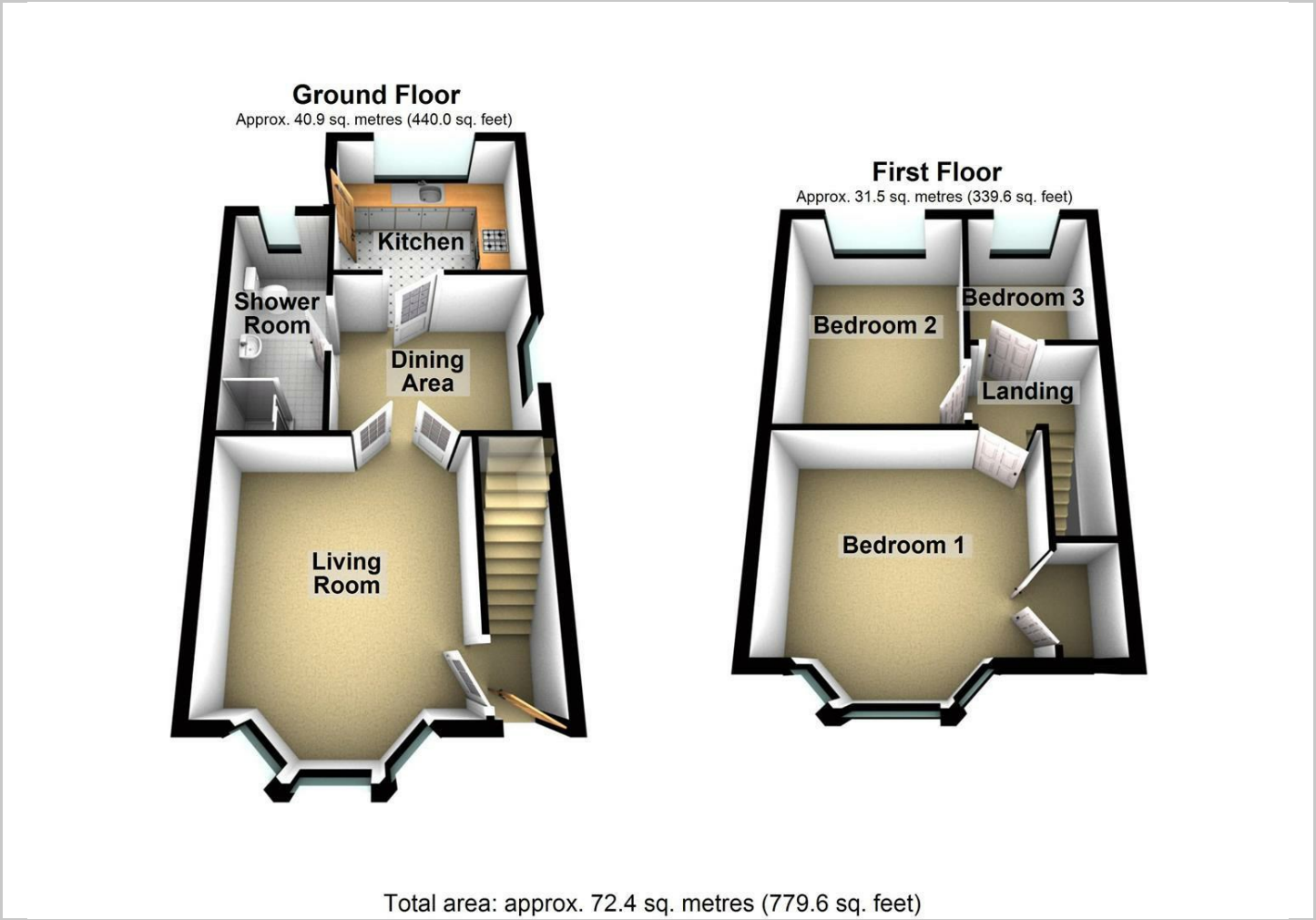
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

