



Keswick Gardens, Hull, East Riding of Yorkshire
OIRO £165,000





KEY FEATURES

- Traditional Terraced Home
- Three Bedrooms
- Loft Space with fixed Staircase
- Additional Downstairs WC
- Ground Floor Kitchen Extension
- Large Westerly Facing Garden
- Separate Garage
- Spacious Lounge and Diner
- East Riding Location
- Council Tax Band B
- EPC Rating D



DESCRIPTION

Lovelle is pleased to welcome to the market this traditional three-bedroom terraced property on Keswick Gardens, Hull.

The property offers a well-presented, extended family home boasting an open plan living room/diner with a large bay-fronted window.

Flooding the space with natural light and creating a spacious area for entertaining or relaxing, this room is the heart of the home.

The property features an extended kitchen to the rear with fitted units, is neutrally decorated and has the addition of a recently installed, downstairs WC and corner wash basin.

Out to the secure and sizeable west-facing garden, are open views. There is a large patio area for hosting, ample grassed lawn, fruit trees and a garage with ten foot access, providing off street parking and additional storage.

To the first floor of the property are two double bedrooms, one of which hosts a large fronted bay window, the other with views over the garden and a third room that would work well as a small single bedroom or office space/study.

The first floor also hosts the fully tiled, modern family bathroom comprising of push button WC, wash basin and panelled bath with fitted overhead shower.

Although, not to regulations, a fixed staircase leads up to a usable loft space with large Dormer window, lighting, sockets and heating.

The property retains some original features including picture rails, ceiling roses and doors, adding charm and character to the home.

With the additional upgrades, the property is functional, practical and up to standard for the purpose of modern day living.

Express your interest today and book your viewing!





PARTICULARS OF SALE

Entrance Hallway

1.63m x 3.29m (5'4" x 10'10")

The property is accessed via a UPVC double glazed front door into a welcoming hallway with feature staircase leading to the first-floor accommodation. Central heating radiator and laminate flooring. Doors leading to the lounge, dining room.

Lounge Diner

3.17m x 7.38m (10'5" x 24'2")

Tastefully styled with UPVC double glazed walk-in bay window to the front elevation. Coving to the ceiling, television point and open plan access to the dining room with feature electric fireplace and useful understairs storage cupboard.

Kitchen

3.41m x 3.03m (11'2" x 9'11")

The functional kitchen has a UPVC door opening to the rear garden. Fitted with a good range of units, contrasting work surface and upstands. Built-in stainless-steel oven with four ring gas hob and extractor hood above.

Ground Floor WC

Accessible via kitchen W.C. and corner sink basin.

Landing

0.87m x 2.5m (2'11" x 8'2")

Staircase leading up to first floor accommodation comprising of three bedrooms, family bathroom and access to loft space via fixed staircase.

Bedroom One

3.15m x 3.97m (10'4" x 13'0")

A light and airy double bedroom with double-glazed walk-in bay window to front elevation. Carpeted with fitted wardrobes.

Bedroom Two

2.9m x 3.17m (9'6" x 10'5")

A further double bedroom with double glazed window to rear elevation and space for bedroom furniture. Offering views over the westerly facing garden.

Bedroom Three

1.96m x 2.21m (6'5" x 7'4")

A third single bedroom, suitable as a small bedroom or an office space/study. Carpeted with original picture rails and views over the garden.

Family Bathroom

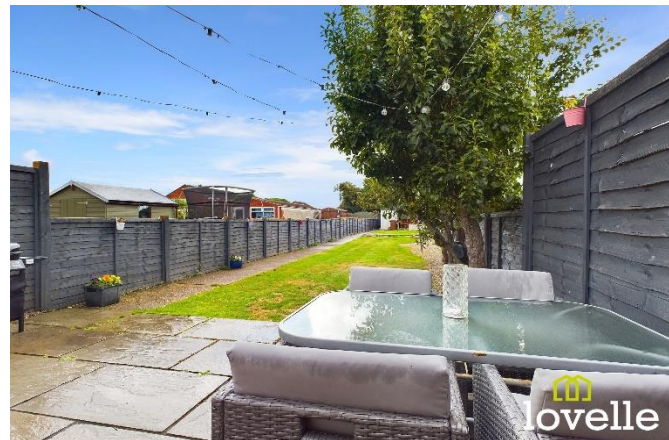
1.66m x 1.65m (5'5" x 5'5")

Fully tiled walls with three-piece suite in white to include paneled bath, pedestal wash basin and W.C. Double glazed window, lino flooring and radiator.

Loft Space

3.65m x 3.23m (12'0" x 10'7")

Accessible via a door and fixed balustrade staircase Not to Regulations but a usable space, the loft has a Dormer window in place offering light and additional head height. The space also benefits from lights and heating.



Front and Rear Gardens

The family friendly rear garden is mainly laid to lawn with paved patio. A lovely outdoor space for the family to enjoy with open views and potential for further development. The front garden, features a low brick wall, metal garden gate and low maintenance decorative stones.

Garage

3.68m x 5.54m (12'1" x 18'2")

Detached garage standing at the bottom of garden and accessible via the lawn or rear ten foot offers off street parking and additional storage with electric light and sockets.

Location

The property is situated in this sought after residential location of Hull, which lies approximately five miles to the northwest of the Centre of the City of Hull, and it is neighboring one of the most exclusive residential villages, Cottingham. Good road connections are available to the Humber Bridge, the historic town of Beverley and the region's motorway network. There is a local train service available in the village connecting to Hull, Beverley and the east coast. There is a good choice of well-regarded schools, shops and restaurants, as well as the added advantage of being within close proximity to doctor's surgeries, dental suites and hospitals. Keswick Gardens falls under the East Riding Council.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any 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.

HOW TO MAKE AN OFFER

If you are interested in this property, then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website

<http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiations can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all these needs so please ask.

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 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - 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.

AGENTS NOTE

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

