



Etton Grove, Kingston upon Hull
Asking Price £145,000





KEY FEATURES

- Superb Semi Detached House
- Three Bedrooms
- Modern Bathroom
- Comfortable Lounge
- Breakfast Kitchen
- Enclosed Rear Garden
- Garage & Off Road Parking
- Total Room Area 68 Square Metres
- Council Tax Band A
- Tenure Freehold
- EPC rating C



DESCRIPTION

An attractive SEMI DETACHED HOME, situated on Etton Grove, a Cul De Sac setting off Hall Road, just over a mile from Hull University and less than two miles from the wonderful village of Cottingham.

The ground floor comprises an entrance porch, comfortable LOUNGE with feature living flame fire and a contemporary BREAKFAST KITCHEN.

To the first floor are THREE BEDROOMS and a modern FAMILY BATHROOM.

To the front of the property is an attractive garden with a DRIVEWAY to the side elevation, providing ample OFF ROAD PARKING.

Timber gates open providing access to the GARAGE and a lawned GARDEN.

Ready to move into, ideal for the first time buyer.

DO NOT DELAY, CALL TO ARRANGE YOUR VIEWING TODAY!

Location

Etton Grove enjoys a Cul De Sac Setting off Hall Road, located on the outskirts of the village of Cottingham, close to well regarded schools and local amenities with good transport links to Hull city centre and Kingswood retail park which is home to a supermarket, a cinema and a range of retail outlets and restaurants.





PARTICULARS OF SALE

Entrance

An attractive canopied front entrance with Upvc front entrance door opening to welcome you in to view the accommodation on offer.

Lounge

5.06m x 3.44m (16'7" x 11'4")

A comfortable lounge with feature fireplace and electric living flame fire. Double glazed window to front elevation, radiator and laminate flooring. Useful storage cupboard and door to

Breakfast Kitchen

4.5m x 2.69m (14'10" x 8'10")

A contemporary breakfast kitchen incorporating a range of high gloss units with complimentary work surface and tiled splashbacks. Built in double oven and five ring gas hob with stainless steel extractor above. Plumbed for automatic washing machine and space for fridge/ freezer. Room for breakfast table & chairs. Double glazed window and door providing access to the rear garden. Laminate flooring and radiator.

Bedroom One

4.18m x 2.48m (13'8" x 8'1")

A double bedroom with space for bedroom furniture. Double glazed window and radiator.

Bedroom Two

3.57m x 2.44m (11'8" x 8'0")

A further double bedroom with space for wardrobes. Double glazed window and radiator.

Bedroom Three

2.7m x 1.98m (8'11" x 6'6")

A single bedroom with double glazed window and radiator.

Family Bathroom

2.12m x 2.01m (7'0" x 6'7")

Fully tiled bathroom with modern suite to include: Panelled bath with overhead shower and glazed screen. Pedestal wash basin and low level W.C. Chrome towel heater and double glazed obscure window.



Gardens

To the front elevation is a lawn with attractive shrubbery and plantings to boundaries. To the rear is an enclosed garden, mainly laid to lawn with a paved patio area, ideal for outdoor seating.

Garage & Off Road Parking

5.13m x 2.49m (16'10" x 8'2")

The driveway provides ample off road parking and has timber gates opening to provide access to the garage.

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TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

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

<https://www.hullcc.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 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.

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 in order 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 negotiation 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 of 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

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



