

Springfield Road, Kingston upon Hull
£170,000




lovelle



KEY FEATURES

- Modern & Stylish Home
- Three Bedrooms
- Two Reception Rooms
- Low Maintenance Garden
- Off Street Parking
- Local Amenities Nearby
- Good Transport Links
- Council Tax Band B
- EPC Rating C
- Tenure Freehold

DESCRIPTION

A stylish and contemporary home situated on Anlaby Road, in close proximity to transport links and local amenities.

Offering three bedrooms and family bathroom to the first floor. To the ground floor are two separate reception rooms, and modern kitchen with access to the rear, east facing garden. A low maintenance, well-presented space with additional converted garage to provide a home beauty room and extra storage.



PARTICULARS OF SALE

Entrance Hall

3.32m x 1.6m (10'11" x 5'2")

The entrance hall is bright and airy with access via UPVC front door with obscure sidelight panel. Access to front sitting room, dining room and staircase.

Living Room

4.15m x 3.41m (13'7" x 11'2")

Separate and cosy lounge with bay window to front elevation. Neutral decoration and carpeted.

Dining Room

3.4m x 5.18m (11'2" x 17'0")

Spacious dining room with sliding doors to rear garden and access to the kitchen. A large space for the family to come together.

Kitchen

3.07m x 2.7m (10'1" x 8'11")

Modern fitted kitchen with an array of base and wall units featuring integrated appliances, to include dishwasher, fridge freezer, built in oven, microwave and 6 ring gas hob with extractor above. UPVC door provides access to enclosed rear garden.

Landing

2.58m x 2.23m (8'6" x 7'4")

Providing access to three bedrooms and family bathroom, in addition to loft hatch with pull down ladder that leads to loft space.

Bedroom One

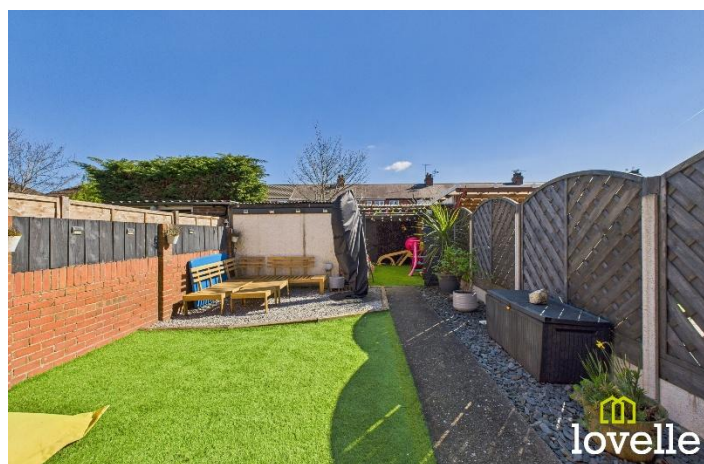
4.25m x 3.05m (13'11" x 10'0")

Double bedroom with bay window to front elevation. Neutrally decorated with space for freestanding furniture.

Bedroom Two

3.41m x 2.6m (11'2" x 8'6")

Double bedroom with window to rear elevation. Carpeted and neutral with space for freestanding furniture.



Bedroom Three

2.4m x 2.46m (7'11" x 8'1")

Single bedroom with window to rear elevation of the property. Tastefully decorated with panelling feature, carpeted and space for freestanding furniture.

Bathroom

1.71m x 1.73m (5'7" x 5'8")

Fully tiled bathroom with three-piece suite including bath with dual shower over, vanity sink with basin and mixer tap in chrome, low flush WC and large, heated towel rail.

Garden & Driveway

The front of the property provides off-street parking for two cars. To the rear of the property, the garden space offers several seating areas, a mini bar, veranda and access to a converted garage to include storage and a separate home office/workspace, currently used as a beauty treatment room.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

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

<https://www.hull.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		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

