



West Grove, Kingston upon Hull
Asking Price £220,000





KEY FEATURES

- Superb Family House
- Views Over Pickering Park
- Contemporary Dining Kitchen
- Conservatory
- Three Bedrooms
- Ensuite & Bathroom
- Low Maintenance Garden
- Council Tax Band C
- EPC Rating C



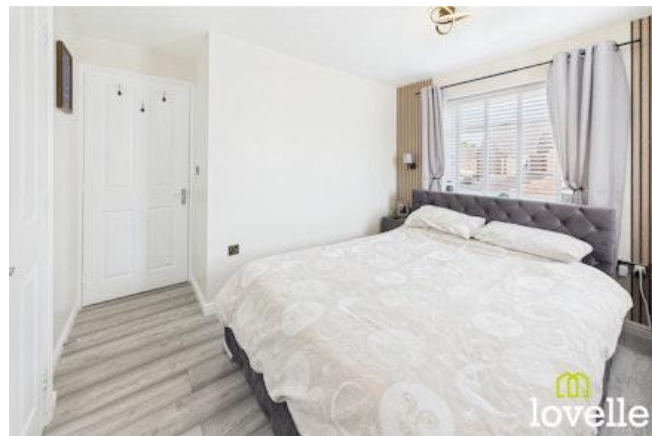
DESCRIPTION

With views over Pickering Park, this lovely semi-detached property is presented immaculately throughout.

The ground floor boasts a good-sized living room with bay window and lovely views, kitchen diner with contemporary fitted kitchen, conservatory and downstairs WC.

The first-floor accommodation has three good sized bedrooms with an en-suite and bathroom.

Externally, there is low maintenance rear garden offers a great space to entertain, generous frontage, driveway and garage with electric roller door.





PARTICULARS OF SALE

Hallway

2.39m x 1.05m (7'10" x 3'5")

Entrance hallway providing access to WC, living room and kitchen.
Stair leading to first floor accommodation.

Living Room

4.41m x 3.59m (14'6" x 11'10")

A large family living room filled with natural light from the bay window to the front elevation and secondary window to the side elevation.

Kitchen

4.42m x 3.21m (14'6" x 10'6")

A large kitchen featuring a range of base and wall units in white gloss with contrasting black worktops and tiling to splashback areas. Space for a family dining table. Window to side elevation and access to sunroom.

Sunroom

Filled with natural light from the windows overlooking the private enclosed garden. French doors provide access to garden.

WC

1.32m x 1.37m (4'4" x 4'6")

Low flush WC and hand basin in a built-in vanity unit.

Landing

0.97m x 2.71m (3'2" x 8'11")

Providing access to bedrooms and family bathroom. Access to loft.

Bedroom

2.67m x 3.22m (8'10" x 10'7")

A double bedroom with dual aspect windows, fitted wardrobes and access to en suite.

En Suite

1.32m x 2.43m (4'4" x 8'0")

A modern en suite featuring a three-piece suite comprising of walk-in shower, low flush WC and hand basin. Contemporary tiling complements this room.

Bedroom

2.29m x 3.6m (7'6" x 11'10")

A double bedroom filled with light from the dual aspect windows.

Bedroom

2.08m x 2.63m (6'10" x 8'7")

A third bedroom with window to the front elevation.

Bathroom

1.73m x 2.36m (5'8" x 7'8")

Featuring a three-piece suite comprising of bath, low flush WC and hand basin. Tiling to splash areas.

Garage

2.68m x 5.25m (8'10" x 17'2")

Electric roller door, power and lighting. Side personnel door.
Perfect for storage or secure parking.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

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 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:-

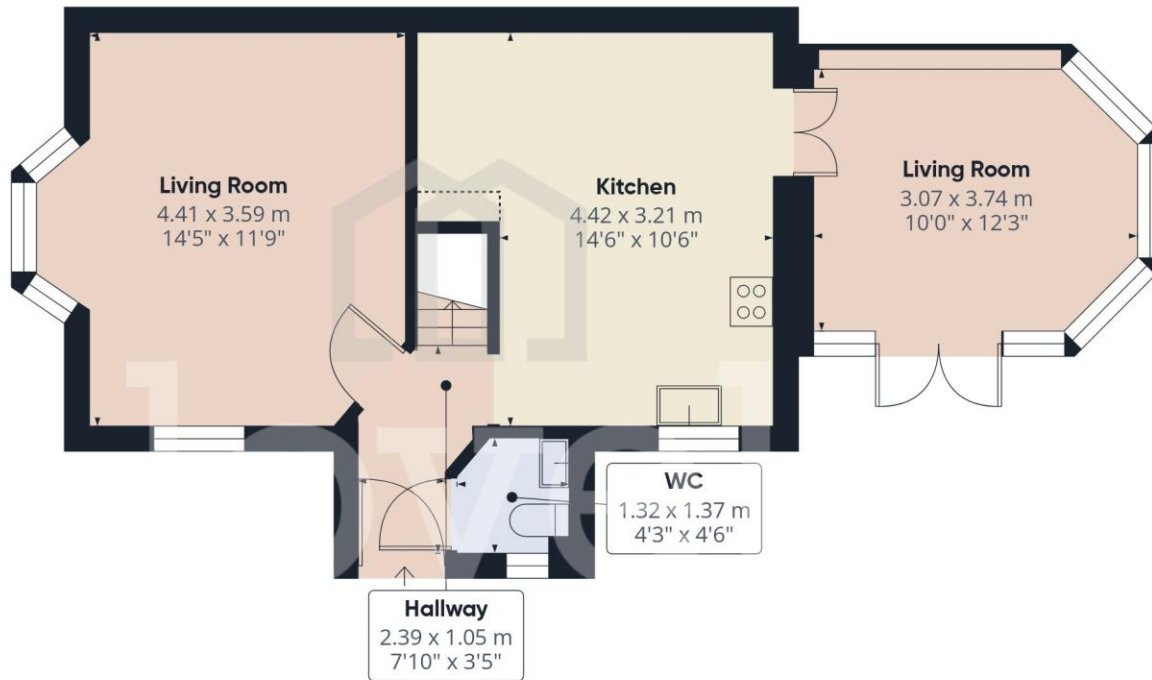
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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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

FLOOR PLANS



Floor 0 Building 1

