



Hainsworth Park, Hull  
Asking Price £220,000





## KEY FEATURES

- Detached Bungalow
- Two Bedrooms
- Large Reception Room
- Integrated Appliances
- Private Enclosed Garden
- Driveway
- Fitted Wardrobes
- Large Bathroom with Shower
- Close to Amenities
- Total Area 66 square metres
- EPC rating B



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## DESCRIPTION

Lovelle are proud to present this fabulous two bedroom detached bungalow that is ready to move in, unpack and enjoy! Situated on the popular Hainsworth Park these bungalows are rare to the market.

As you step into the bungalow your eyes are drawn to the roof window that allows natural light to fill the large hallway. The hallway provides access to the living room, bathroom, bedrooms and storage cupboard. The large L shape living room provides living and dining space. French doors lead from the living room into the private enclosed rear garden. The kitchen leads off the living dining room and features a selection of integrated appliances including fridge, freezer, oven, hob, extractor, slim dishwasher and washing machine. The two generous bedrooms are both to the front elevation and both feature a range of fitted wardrobes, providing lots of storage space. The bungalow is served by a large family bathroom with a four piece suite comprising of bath, shower cubicle, low flush toilet and hand basin.

Outside a block paved driveway to the front of the property provides off street parking. A lawned area adds greenery to the front of the property and a path leads to the private entrance and rear garden. The rear enclosed private garden features a decked area with steps from the French doors in the living room, a patio area and a lawned area. A path leads to the shed at the back of the garden providing outdoor storage. This garden provides a wonderful space to relax or the experienced gardener a place to create their own.

Do not delay, call Lovelle and book your viewing today!





## PARTICULARS OF SALE

### Hallway

**1.14m x 3.82m (3'8" x 12'6")**

Enter through private door into this hallway that is filled with light from the velux style roof light. Access to living room, bedrooms and bathroom. Storage cupboard.

### Living Room

**5m x 3.47m (16'5" x 11'5")**

A large L shape living dining room featuring French doors that lead into the private enclosed rear garden. A secondary window also over looks the rear garden. Access to kitchen.

### Kitchen

**2.41m x 2.69m (7'11" x 8'10")**

Featuring a mix of base and wall units in white with contrasting black countertops. Integrated appliances include fridge, freezer, over, hob, extractor, slim dishwasher and washing machine. Stainless steel sink with mixer tap and window to the side elevation.

### Bedroom

**3.2m x 3.36m (10'6" x 11'0")**

A generous bedroom to the front elevation featuring fitted wardrobes.

### Bedroom

**3.61m x 2.69m (11'10" x 8'10")**

A generous bedroom to the front elevation featuring fitted wardrobes.

### Bathroom

**2.53m x 2.24m (8'4" x 7'4")**

A spacious family bathroom featuring a four piece suite comprising of bath, shower cubicle, low flush toilet and hand basin. A velux style roof window allows natural light to fill the bathroom.

### Outside

A block paved driveway to the front of the property provides off street parking. A lawned area adds greenery to the front of the property. A path leads to the private entrance and rear garden. The rear enclosed private garden features a decked area with steps from the French doors in the living room, a patio area and a lawned area. A path leads to the shed at the back of the garden providing outdoor storage.



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## TENURE

The tenure of this property is Freehold.

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## SERVICE CHARGE

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## LOCAL AUTHORITY

Council tax band: C

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

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

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## 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.

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## 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.

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## 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.

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## 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.

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## AGENTS NOTE

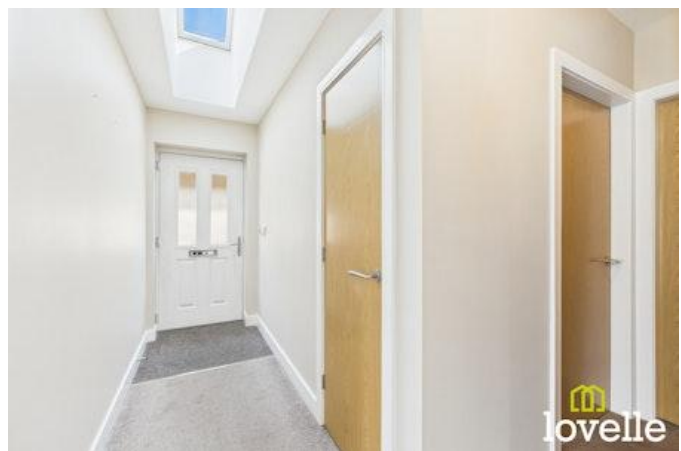
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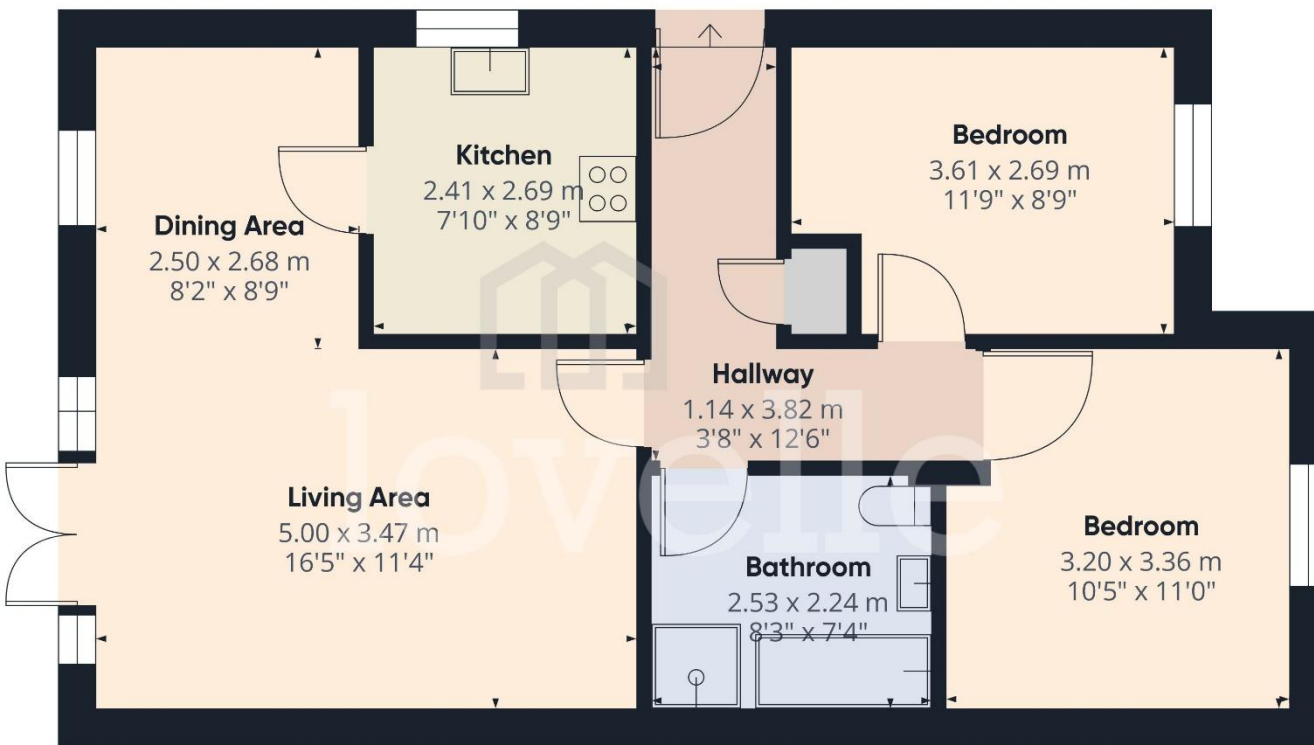
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**A&C Homes Limited T/A Lovelle Estate Agency**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             | 82 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## FLOOR PLANS



Approximate total area<sup>(1)</sup>  
63.4 m<sup>2</sup>  
682 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

