



Patterdale Road, Kingston upon Hull
Offers Over £170,000





KEY FEATURES

- Stunning Mid Terrace Property
- Incredibly Presented Throughout
- Open Plan Lounge & Dining Arrangement
- Beautifully Designed Fitted Kitchen
- Three Bedrooms
- Ground Floor W.C
- Low Maintenance Garden
- Double Garage
- Council Tax Band: B
- EPC rating: C



DESCRIPTION

A superb mid terrace property that has been upgraded throughout by the current owners. Tastefully styled and presented to the market in immaculate condition!

On approaching the property, you are immediately presented with the high level of maintenance that it benefits from. Having been recently rendered, with the addition of brick-effect render at ground floor level, new guttering, fascia's and downpipes all add to the perfect finish of this property.

There is an extensive list of renovation and upgrade works which have been undertaken on this property, which we will happily share with any interested party and have resulted in the impressive E.P.C rating!

The program of renovation and upgrade works continues internally which can be fully appreciated upon an internal viewing. The current owners' eye for detail and high quality of finish sets this property head and shoulders above others on the market we have seen in this price bracket.

The ground floor comprises of a welcoming hallway that provides access to the lounge, kitchen and ground floor W.C.

The lounge features a decorative open fireplace, a walk-in bay window to the front and is open to the dining area.

The dining area has French doors leading to the rear garden and a door through to the fabulous kitchen!

The kitchen has been meticulously designed and is finished in a shaker style with solid Oak worktops, eye-catching lighting options and beautifully-styled shelving.

On the first floor are two double bedrooms, a third bedroom/home office and a traditional three piece suite bathroom with contemporary tiling, complete the accommodation.

Externally, the property offers a low maintenance garden with a spacious paved patio area and lawned area, that can be accessed from both the kitchen and the dining room. An inset path leads to the double garage with power, lighting and double glazing which is currently being used as storage and a home gym.

This property is ready for a new owner to move in, unpack and enjoy immediately. Viewing is highly recommended to fully appreciate the quality of finish and luxurious feel of this stunning home!





PARTICULARS OF SALE

Entrance Hall

5.11m x 0.86m (16'10" x 2'10")

Entrance to the property is via a composite entrance door, with stairs to the first-floor accommodation having cupboard beneath.

Lounge

3.49m x 3.53m (11'6" x 11'7")

With decorative open fireplace, uPVC walk-in bay window to the front elevation and central heating radiator.

Dining Room

3.21m x 3.59m (10'6" x 11'10")

With uPVC French doors to the rear elevation and central heating radiator.

Kitchen

4.76m x 2.24m (15'7" x 7'4")

A fabulous kitchen boasting a range of shaker units, having matching solid Oak worktops, shelving and window sills. There is a huge double Belfast sink, fitted extractor above cooker, and spaces for a Range cooker, fridge freezer and washing machine. Fully tiled to the walls, two uPVC windows to the side and rear elevation, and composite door to the side elevation. A fitted cupboard house the Ideal combination boiler.

Downstairs W.C.

1.83m x 0.68m (6'0" x 2'2")

With close-coupled W.C and wash hand basin.

First Floor Landing

2.08m x 1.02m (6'10" x 3'4")

A landing providing access to bedrooms and house bathroom.

Bedroom One

3.46m x 3.39m (11'5" x 11'1")

With uPVC walk in bay window the front elevation and central heating radiator.

Bedroom Two

3.22m x 3.25m (10'7" x 10'8")

With a bank of sliding mirrored wardrobes, uPVC walk in bay window to the rear elevation and central heating radiator.

Bedroom Three

2.16m x 1.8m (7'1" x 5'11")

uPVC window the front elevation and central heating radiator.

Family Bathroom

1.75m x 1.85m (5'8" x 6'1")

Fitted with a traditional three-piece suite comprising L-shaped bath with Mira rainfall shower over and glass screen, pedestal wash hand basin and low flush WC. Fully tiled walls, uPVC window to the rear elevation and heated towel rail.



Rear Garden

With generous paved patio area that leads to a lawned area and pathway to double garage.

Double Garage

5.96m x 5.12m (19'7" x 16'10")

With up and over vehicle door, personnel access door, uPVC window, power and lighting.

Frontage

The property stands behind a low-level brick wall with low maintenance, gravelled frontage and inset path.



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 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.

EPC Rating of this property: C

AGENTS NOTE

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

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A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	<div></div> <div><p>Approximate total area⁽¹⁾</p><p>105.4 m²</p><p>1134 ft²</p></div> <div><p>(1) Excluding balconies and terraces</p></div> <div><p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p><p>GIRAFFE360</p></div>
 <p>Floor 0 Building 2</p>		

