

SUMMARY

Traditional Style Semi
Detached Family House

3 Good Sized Bedrooms & 2
Reception Rooms

Majority Double Glazed & Gas
Central Heating

Gardens Front & Rear

Side Drive for Parking

EPC Rating E - Council Tax
Band B - Hull Council - Tenure
Freehold



DESCRIPTION

Traditional style semi detached family house in this popular residential location. Three good sized bedrooms and two reception rooms, side drive with gardens front and rear. Briefly comprising: Entrance porch, entrance hallway, cloakroom w/c, lounge with walk in bay window, dining room, and kitchen. First Floor: Three good sized bedrooms and bathroom with four piece suite. Outside: Low maintenance gravel and shrubbed gardens front and rear, side driveway for parking. Viewing advised.





Bedroom 2 12' 1" x 10' 11" (3.68m x 3.32m)

Double glazed square bay window to the rear elevation, cupboard housing the hot water cylinder, coving and single radiator.

Bedroom 3 13' 11" x 7' 7" (4.24m x 2.31m)

Double glazed window to the rear elevation and two single radiators.

Family Bathroom 8' 11" x 5' 9" (2.72m x 1.75m)

Fitted suite comprising of a panelled bath, pedestal wash hand basin, WC and shower cubicle with plumbed shower, partially tiled walls, opaque double glazed window to the side elevation, coving, single radiator and vinyl flooring

Outside

To the front is an enclosed gravelled garden with mature plants, shrubs and apple tree, double wrought iron gates lead to the side drive for parking. To the rear is an enclosed gravelled garden for low maintenance with mature flowers and shrubs, pond with water feature, greenhouse, shed, paved area, outside tap and light, timber fence and access gate to surround.

Agents Notes

Agents notes: In most cases we use wide angle lens photography to ensure we capture as much of the room and its features. This can distort the image slightly and should be considered alongside the other details within the particulars. Oscars give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Purchasers and potential purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to assess their accuracy. No person in the employment of Oscars has the authority to make or give any representation or warranty in relation to the property. In compliance with NTSELAT guidance on referral fees, we confirm that vendors and prospective purchasers will be



ACCOMMODATION

Entrance Porch 5' 5" x 4' 1" (1.65m x 1.24m)

Single glazed door and window to the front and side elevations and ceramic tiled flooring.

Entrance Hallway 12' 10" x 5' 11" (3.91m x 1.80m)

Single glazed door and window to the front, single radiator, coving and wood laminate flooring.

Cloakroom/WC

WC, wash hand basin and tiled splash back, and extractor fan.

Lounge 14' 0" x 12' 6" (4.26m x 3.81m)

Walk in bay window - single glazed, coving, ceiling rose, double radiator, feature fireplace with electric fire and sliding glazed doors to:

Dining Room 12' 6" x 12' 1" (3.81m x 3.68m)

Double glazed walk in bay window to the rear elevation, coving, ceiling rose, wall lights and door to:

Kitchen 11' 9" x 8' 8" (3.58m x 2.64m)

Fitted cream wall and base units with roll edge laminated work surfaces, tiled splash backs, stainless steel sink drainer unit, electric cooker point with cooker hood over, plumbing for washing machine and dishwasher, space for fridge freezer, central heating boiler, built in pantry for storage, coving, single radiator, vinyl flooring and single glazed door to rear garden and double glazed window to the side and rear elevations.

First Floor Landing

Stairs from the hallway, double glazed window to the side elevation, loft access via a pull down ladder

Bedroom 1 11' 10" x 11' 4" (3.60m x 3.45m)

Single glazed bay window to the front elevation, fitted wardrobes with shelving and hanging space, double radiator.

offered estate agency and other associated services for which certain referral fees/commissions may be made available to the agent. Full details can be found on our website

Fixtures and Fittings

Fixtures and Fittings: Fixtures and fittings within the property may be available by separate negotiation unless otherwise stated. Any items of particular importance to you can be verified with our team. Free Valuation: If you are considering selling your property, we would be delighted to provide a free valuation and marketing advice. Please contact the office on 01482 446644 to arrange an appointment.



FLOORPLAN



DIRECTIONS

Located in this popular residential location close to the highly regarded Eastfield Primary School and Sirius Secondary School. Close to local shops and amenities, transport and road links. Belgrave Drive runs parallel between both Boothferry Road and Anlaby Road and the property if coming from Boothferry Road is situated on the left hand side.

Energy performance certificate (EPC)

114 Belgrave Drive HULL HU4 6DW	Energy rating E	Valid until: 21 November 2033 <hr style="border: 0.5px solid white;"/> Certificate number: 2323-3932-0209-8697-4204
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Property type	Semi-detached house
Total floor area	87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

