

SUMMARY

Three Bedroom Semi
Detached House

Offered With Vacant
Possession and No Chain
Involved

Dining Kitchen

Side Driveway For Multi
Vehicle Parking As Well As A
Garage

Low Maintenance Rear Garden

EPC Rating C - Council Tax
Band B - East Riding - Tenure -
Freehold



DESCRIPTION

We are pleased to offer for sale this three bedroomed semi-detached house which is a stone's throw walking distance from the historic town of Hedon with an array of local shops, bars and restaurants. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen. First Floor: Three bedrooms and bathroom. Outside: To the front of the property is a cottage style garden with inset plants and shrubs which is overlooked by the front room window, there is a gravelled side area providing off road for multi vehicle parking and a hardstanding leading to the garage.





ACCOMMODATION

Entrance Hall

Double glazed door to front elevation and double glazed window to the side elevation, cupboard for storage and under stairs cupboard housing meters, single radiator and painted wood flooring with insulation beneath.

Lounge

Double glazed window to the front elevation, double panelled radiator, floor insulated, and coving

Kitchen/Diner

Fitted kitchen with wall and base units, roll edge laminated work surfaces tiled splash back's, stainless steel sink drainer unit, four ring electric hob with cooker hood over and built-in electric oven, plumbing for automatic washing machine and space for dryer, space for fridge freezer, double panelled radiator, coving, double glazed window to rear elevation and double glazed French doors to rear garden and insulated wood flooring

Side Porch/Entrance

Double glazed windows to side and double glazed door.

First Floor Landing

Stairs from hallway, double glazed window overlooking the side elevation and loft access

Bedroom 1

Double glazed window to rear elevation and built-in cupboard housing the combination boiler, single panelled radiator

Bedroom 2

Double glazed window to front elevation, built-in cupboard for storage and single panelled radiator

Bedroom 3

Double glazed window to the front and side elevations and single panelled radiator

Bathroom

Fitted white sweet comprising of a P shaped bath with mixer taps and plumbed shower over, shower screen, pedestal wash hand basin, WC, extractor fan, fully tiled walls, double panelled radiator, double glazed opaque window to rear elevation and vinyl flooring

Outside

To the front of the property is a cottage style garden with inset plants and shrubs which is overlooked by the front room window, gravelled side area for multi vehicle parking, garage with hard standing to the front of the garage with an up and over door, power and light. To the rear of the property is an enclosed gravelled and patio area and raised decked area providing a low maintenance garden, outside tap and light timber access gate and fence to surround

Agents Note

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 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 & 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 or letting 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

Property Information

The property is a semi-detached brick built house with tiled roof. There are 8 rooms in total comprising of: Entrance Hall, Lounge, Kitchen/diner, side porch, three bedrooms and bathroom. There is mains gas, electric, water and sewerage (not tested) connected to the property. There is gas central heating, broadband connectivity for standard and ultrafast with the provider KCom and there is mobile coverage indoor and outdoor with four providers. There is off road parking and a garage with the property.



FLOORPLAN



DIRECTIONS

Situated in an ideal spot literally 2 minutes walking distance of the historic town of Hedon with an array of local shops, amenities, restaurants and bars. Access to local transport services and road links. Iveson Close is situated off Fletcher Gate and is on the right hand side at the top of the street.

Energy performance certificate (EPC)

2 Iveson Close
Hedon
HULL
HU12 8ES

Energy rating

C

Valid until: 13 June 2032

Certificate number: 6520-9068-0041-4009-1283

Property type Semi-detached house

Total floor area 79 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 energy rating is C. 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |