

SUMMARY

Traditional Style Semi Detached Family House With No Chain Involved

3 Bedrooms All With Fitted Wardrobes

2 Reception Rooms, Good Sized Kitchen/Diner

Cloakroom/WC & Family Bathroom

Single Garage and Double Garage/Workshop Both Via Rear Vehicular Access

EPC Rating D - Council Tax Band C - Hull Council - Tenure - Freehold



DESCRIPTION

We are pleased to offer for sale this traditional style semi-detached family house which has huge potential with a little TLC, offered with vacant possession and no chain involved. The property also has a single garage and additional separate double Garage/Workshop both accessed via rear vehicular access off Loveridge Avenue which offers many options such as working from home or to be used as storage - the skies the limit! Briefly comprising: Entrance Porch, Entrance hall, lounge, dining room, kitchen/diner, rear lobby and cloakroom/WC. To the first floor: Three bedrooms all with fitted wardrobes and family bathroom. Outside: To the front of the property is an enclosed gravelled garden with shrub borders for easy maintenance. To the rear is an enclosed rear lawned garden with patio area and a single garage and large double garage/workshop both accessed via rear vehicular access. Viewing highly recommended.





ACCOMMODATION

Entrance Porch

Double glazed door to front elevation and double glazed window to front and side elevations and tiled flooring

Entrance Hall

Single glazed door to front elevation, under stairs cupboard for storage, wood laminate flooring, single panelled radiator, coving and dado rail

Lounge

Rounded double glazed bay window to front elevation, brick fireplace with gas inset fire, x 2 single panelled radiators, cornice and wood laminate flooring

Dining Room

Double glazed sliding patio doors lead to rear garden, brick feature fireplace with gas fire x 2 single panel radiators, cornice and wood laminate flooring

Kitchen/Diner

Fitted wall and base units with tiled worksurfaces over, tiled splash backs, two bowl stainless steel sink drainer, 4 ring gas hob with cooker extractor hood over, built in electric double oven, space for fridge freezer, combination boiler, single panelled radiator, wood panelling to walls, vinyl and tiled flooring, double glazed window to side elevations and glazed door leads to rear lobby

Rear Lobby

Double glazed door to rear garden, cupboard for storage, plumbing for automatic washing machine and space for dryer, tiled flooring and door off to WC

Cloakroom/WC

WC wood panelling to walls, double glazed window to rear elevation and tiled flooring

First Floor Landing

Stairs from hallway, double glazed window overlooking the side elevation, coving and dado rail

Bedroom 1

Double glazed rounded bay window to front elevation, built in fitted wardrobes with shelving and hanging space, single panelled radiator

Bedroom 2

Double glazed window to rear elevation, fitted wardrobes with shelving and hanging space and built-in cupboard with shelving, single panelled radiator and wood laminate flooring

Bedroom 3

Double glazed window to front elevation, built-in fitted wardrobes with shelving and hanging space, double panelled radiator and wood laminate flooring

Family Bathroom

Fitted white suite comprising of: a panelled bath with mixer taps with telephone style shower attachment over, pedestal wash hand basin, WC, fully tiled walls, tiled effect vinyl flooring, double glazed opaque window to rear elevation and loft access

Outside

To the front of the property is a gravelled garden with shrubbed borders for low maintenance, wrought iron gates and brick wall to surround. To the rear of the property is a good sized lawned garden with shrubbed borders, paved patio area, outside tap and light. Metal shed for storage with timber access door, timber fence and access gate to surround. There is a garage at the rear of the garden with an up and over door power and lighting, timber access door and single glazed window to the side and rear. There is an additional large workshop/Double garage further down the rear access via Loveridge Avenue which belongs to the property and has x 2 up and over doors power and light and measures 25'2 x 15'11 internally and like the other garage is accessed via rear vehicular access with security gates.

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 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 house of brick built construction with a tiled roof. There are 10 rooms comprising of: Entrance Hall, Lounge, Dining Room, Dining Kitchen, Rear Lobby, Cloakroom/WC, Three bedrooms and Family Bathroom. There is mains gas, electric, water and sewerage connected (not tested) and there is gas central heating to the property. There is broadband connectivity for standard and ultrafast with the provider KCom and there is indoor and outdoor mobile phone coverage with four providers. There are two garages with the property via rear vehicular access.



FLOORPLAN



DIRECTIONS

Situated in a popular residential location close to local shops, amenities bars and restaurants. Access to good transport and road links and is within the catchment of some well-regarded schools such as Bricknell Avenue Primary School, St Mary's College and Wyke Sixth Form College. Chanterlands Avenue can be accessed from Cottingham Road, or Bricknell Avenue and sits in a main road position.

Energy performance certificate (EPC)

313 Chanterlands Avenue
HULL
HU5 4DY

Energy rating

D

Valid until: **19 October 2032**

Certificate number: 2302-0910-9220-3212-2200

Property type Semi-detached house

Total floor area 110 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 D. 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		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		