

SUMMARY

Semi Detached Bungalow

2 Bedrooms

Vacant Possession & No Chain Involved

Gas Central Heating And Double Glazing

Gardens Front & Rear And Garage

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



DESCRIPTION

We are pleased to offer to the market this nicely presented 2 Bedroomed Semi-Detached Bungalow situated in a popular residential location and benefits from vacant possession and no chain involved, viewing advised. Briefly comprising: Entrance into: Kitchen, Lounge, Inner Hallway, 2 Bedrooms and Bathroom. Outside: To the front of the property is an enclosed lawned garden and to the rear is a good sized lawned garden with garage access via rear vehicular access.





Detached garage - with up and over door with a timber access door and is accessed via rear vehicular access.

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 bungalow of brick built construction with a tiled roof. There are 5 Rooms comprising of: Entrance into:

ACCOMMODATION

Entrance

Entrance: into:

Kitchen

Fitted wall and base units with roll edge laminate worksurfaces, tiled splash backs, stainless steel sink drainer unit, gas cooker point, plumbing for washing machine, space for fridge freezer, combination boiler, flush spot lights, double glazed door to side elevation, and double glazed window to the front elevation, wood effect vinyl flooring.

Inner Hallway

Double radiator, cupboard for storage, loft hatch access and wood effect vinyl flooring.

Lounge

Double glazed window to the front elevation, coving and double radiator.

Bedroom 1

Double glazed window to the rear elevation, coving and double radiator

Bedroom 2

Double glazed window to the rear elevation, over head cupboards for storage, single radiator and coving.

Bathroom

Fitted white suite comprising of P shaped bath with mixer taps and electric shower and shower screen, wash hand basin in vanity unit with cupboards beneath for storage, WC, chrome effect heated towel rail/radiator, fully tiled walls, double glazed opaque window to the side elevation and wood effect vinyl flooring.

Outside

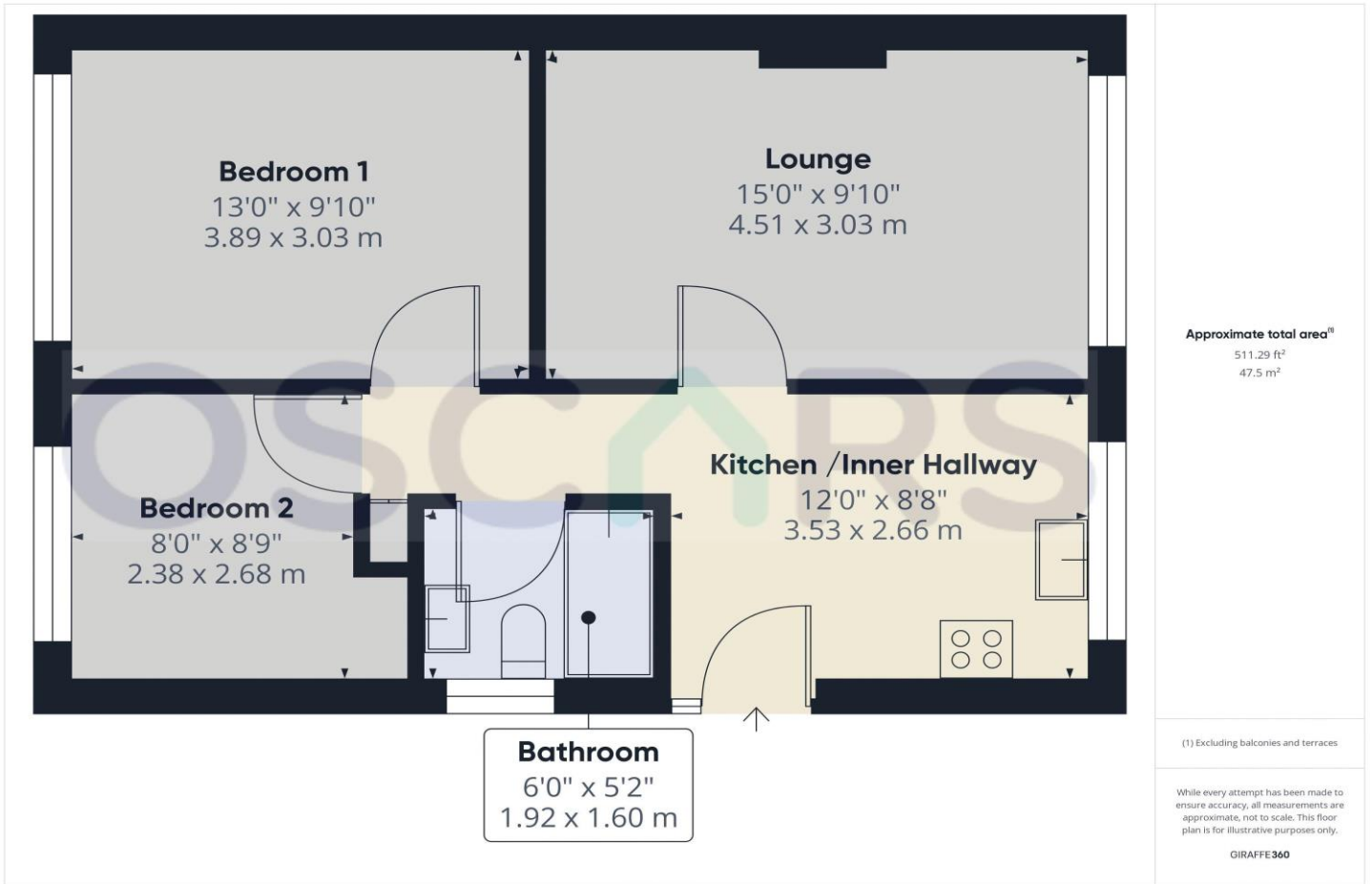
To the front of the property is an enclosed lawned garden with gravelled borders, timber access gate and fence to surround. To the rear is a good sized lawned garden with raised flower and shrub bed, timber access gate and fence to surround.



Kitchen, Lounge, Two bedrooms and Bathroom. There is electric, water and sewerage connected (not tested) and there is a gas central heating system. There is broadband provision for Ultrafast with the providers KCom & Connexin and there is mobile phone coverage indoor with two providers and outdoor with four providers. There is a garage with the property for parking.



FLOORPLAN



DIRECTIONS

Situated in a popular residential location close to local shops and amenities, good transport and road links and within easy reach of Kingswood Retail Park with an array of large stores such as Next, M&S and TK Maxx and a cinema, gym and bowling alley. Wensleydale is situated off Cheltenham Avenue and is the first turning on the left and is situated at the bottom on the left-hand side.

Energy performance certificate (EPC)

47, Wensleydale
HULL
HU7 6DD

Energy rating
D

Valid until: **5 January 2030**

Certificate number: **8500-6229-4080-4976-7202**

Property type Semi-detached bungalow

Total floor area 49 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 | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |