

SUMMARY

Mid Terraced House - Ideal Investment or Starter Home

2 Bedrooms

Gardens Front & Rear

No Chain Involved

Vacant Possession

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



DESCRIPTION

An ideal investment or first time buyer opportunity - this two bed roomed mid terraced house is offered with no chain involved and vacant possession and benefits from gardens front and rear and a garage via rear vehicular access. Briefly comprising of: Entrance, Lounge, Kitchen, Cloakroom/WC. To the first floor: Two bedrooms and Bathroom. Outside: To the front is a low maintenance gravelled garden and to the rear is a good sized lawned garden with garage via rear vehicular access.





rear vascular access with up door and metal access door

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 mid terraced house of brick-built construction with a tiled roof. There are 6 rooms comprising of: Entrance, Lounge, Kitchen, Cloakroom/WC, Two Bedrooms and

ACCOMMODATION

Entrance

Double glazed door front elevation

Lounge

Double glazed half bay window to front elevation, under stairs cupboard housing metres, coving, wall lights and double radiator

Kitchen

Wall and base units with laminated work surfaces, tiled splash backs, stainless steel sink drainer unit, plumbing for washing machine, space for fridge freezer, electric cooker point, combination boiler, hardwood door to rear elevation, double glazed window to rear elevation and double radiator

Cloakroom/WC

WC, wash hand basin, tiled splash back, double glazed window window to rear elevation.

First Floor Landing

Stairs from hallway and loft hatch access

Bedroom 1

Half bay and picture double glazed windows to the front elevation, built-in cupboard for storage, and double radiator

Bedroom 2

Double glazed window to rear elevation and double radiator

Bathroom

White suite comprising of bath with electric shower over, pedestal wash and basin, fully tiled walls, double radiator, double glazed opaque window to rear elevation

Outside

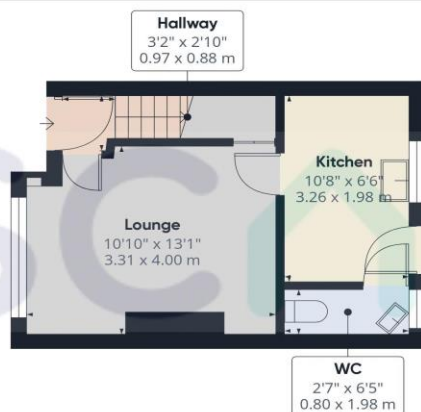
To the front of the property is a gravelled garden with inset plants and shrubs timber access gate and fence to surround. To the rear of the property is a lawned garden with greenhouse, timber access gate and fence to surround. Garage via



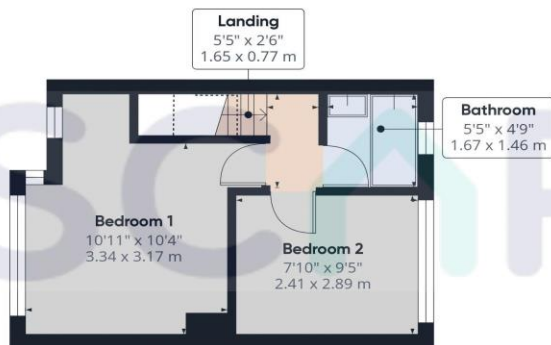
Bathroom. There is electric, water and sewerage connected (not tested) and there is a gas central heating system. There is broadband provision for Standard and Ultrafast with the providers KCom & MS3 and there is 'limited' voice and data mobile phone coverage indoor and outdoor with 2 providers and 'likely' voice and data coverage outdoor with 4 providers. There is a garage to the of the property for parking.



FLOORPLAN



Floor 0



Floor 1

Approximate total area^(a)

498 58 ft²46.32 m²

Reduced headroom

0.12 ft²0.01 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard

GIRAFFE360

DIRECTIONS

Situated in a convenient position close to local shops and amenities right on the doorstep, catchment area from good local schools. Serviced by good transport and road links. Hotham Road South and is located off Wold Road and is located on the left-hand side.

Energy performance certificate (EPC)

580 Hotham Road South
HULL
HU5 5RN

Energy rating

C

Valid until:

8 April 2035

Certificate number:

0350-2411-5440-2205-2865

Property type

Mid-terrace house

Total floor area

56 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		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		