

Marsdale, Sutton Park, Kingston upon Hull
Asking Price £120,000





KEY FEATURES

- Three Bedrooms
- No Chain
- Fully Double Glazed
- Fully Fitted Kitchen
- Fitted Bedroom Furniture
- Opportunity to modernise
- Integrated Appliances
- Potential to add value
- Lovingly Maintained
- Open Plan Reception Room
- EPC rating E



DESCRIPTION

Set over 813 sq. ft this charming mid-terrace, 3 bedroomed property offers bright and spacious accommodation in a lovingly-maintained condition. Having been under the same family ownership for over 50 years, this much loved house is presented in a move-in condition and ready for new owners to undertake a programme of modernisation to make this a fabulous home fit for the modern family.

From the generous, South-facing private front garden you enter the property through a double glazed door with side window, to a bright and welcoming hallway. Access is provided to the through sitting & dining room, a fully fitted kitchen to the rear of the property, stairs lead up to the first floor and there is understairs storage.

Through into the spacious sitting & dining room, there are large windows to the North and South elevations of the property, making this a bright and airy room with a feature fire place as the focal point of the room. The room proportions are generous and there is adequate space for a separate seating and dining area.

The traditional style, fully-fitted kitchen is bright and airy and very well equipped. Fitted with under cupboard lighting, an illuminated display cabinet, a range of base and wall units finished in Beech effect with contrasting stone effect laminated work surfaces atop. Integrated appliances include a gas oven, a four-ring gas hob and extraction hood over, an integrated refrigerator and freezer and an automatic washing machine, allowing the new owners to move into the property without the need to purchase white goods! The walls are fully tiled with a feature border as a splash back and the room is flooded with natural daylight from the double glazed door and window which lead out to the rear garden.

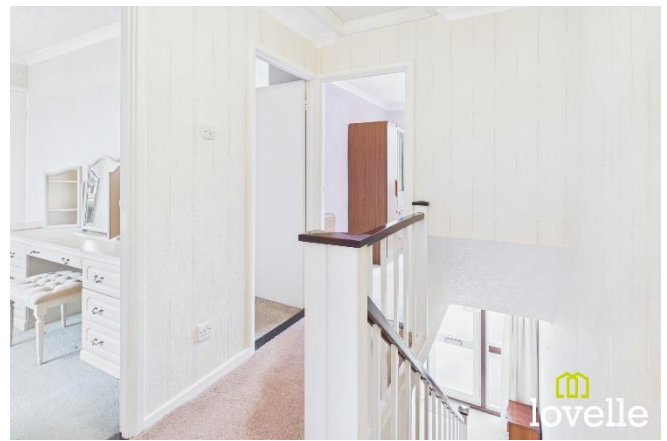
Back into the entrance hallway and up a carpeted stairway is a spacious central landing area which provides access to the three bedrooms, bathroom and loft storage area.

Bedroom No. 1 is located to the front of the property, this is a large double bedroom with a full range of fitted bedroom furniture and a double glazed picture window to the front of the property, neutrally decorated and flooded with daylight.

Bedroom No. 2 is located to the rear of the property, another generous double bedroom and also benefitting from a range of fitted bedroom furniture and a full-height laundry cupboard, this is another bright and airy bedroom awing to the large picture window.

Bedroom No. 3 is to the front of the property, this is a single bedroom that could also be purposed as a nursery or home office.

The bathroom is to the rear of the property, it is fitted with a fabulously original three-piece "Dudley" suite comprising of a large tub bath, a pedestal wash basin and low-level W.C, all in powder blue and with original Chrome fittings, all remarkably well-preserved. The walls are half-tiled and feature a periwinkle floral detail. There is a double glazed window to the rear of the property which make this a very bright bathroom, filled with natural daylight



Outside and to the rear of the property is low-maintenance garden featuring staggered paving with areas for planting and several mature and shaped flowering shrubs. There is an outside tap, a timber garden shed and a gate to the rear of the property where you will find an allocated parking bay for one vehicle.

Outside and to the front of the property is a private, South-facing garden. Mainly laid to gravel and paving, this outside area is also low maintenance but has the potential to be a wonderful outside space with selected planting, made private by high-level timber fencing to both boundaries and a decorative wrought-iron fencing and gate to the front of the property.



PARTICULARS OF SALE

Entrance Hallway

3.42m x 1.75m (11'2" x 5'8")

A bright and airy entrance hallway leading to the open-plan reception room, fitted kitchen, understairs storage area and stairway to the first floor accommodation. Laid to carpet and with neutral décor.

Kitchen

3.63m x 2.74m (11'11" x 9'0")

Fitted with a beech effect range of wall and base units, with stone-effect worksurfaces atop. Featuring several integrated appliances including under-counter refrigerator and freezer, fan-assisted electric oven, four ring gas hob, extraction hood & automatic washing machine. Fully tiled and with feature tiling as a splash back. Under cupboard lighting, an illuminated display cabinet and decorative finishes to the cabinet work make this a charming kitchen.

Dining Sitting Room

7.25m x 3.55m (23'10" x 11'7")

Flooded with natural daylight from the large, full-height windows to the North and South flank of this room. This versatile reception room offers space for both seating and dining and a feature fireplace is the focal point of the room. The room is laid to carpet and offers neutral décor.

Central Landing

2.36m x 1.84m (7'8" x 6'0")

A spacious central landing area proving access to the three bedrooms, family bathroom and loft storage area

Bedroom No. 1

3.96m x 3.08m (13'0" x 10'1")

A generous double bedroom to the front of the property, offering a great range of fully fitted bedroom furniture and a large South-facing picture window.

Bedroom No. 2

3.24m x 3.24m (10'7" x 10'7")

A spacious double bedroom located to the rear of the property, also benefitting from a range of fitted bedroom furniture but also a full-height laundry cupboard, there is a picture window to the rear of the property making this a light and airy room.

Bedroom No. 3

3.02m x 2.28m (9'11" x 7'6")

A single bedroom to the front of the property, this could also be used as a nursery or home office.

Family Bathroom

1.67m x 2.12m (5'6" x 7'0")

Retaining the original "Dudley" three-piece bathroom suite in powder Blue, comprising of a bath tub, pedestal wash basin and low-level W.C. Half-tiled to all walls and with a double glazed window to the rear elevation.

Outside Front

A South-facing, low maintenance, private area with high-level timber fencing to the boundaries and decorative wrought-iron fencing to the front border. Laid to gravel and paving but with the opportunity to create a wonderful garden with the introduction of planting.

Outside Rear

A private rear garden providing access to the allocated parking area beyond, mainly laid to paving but with designated planting spaces and featuring several mature and shaped shrubs. There is a timber garden shed and an outside tap.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of Hull City Council - 01482 300300.

<https://www.hullcc.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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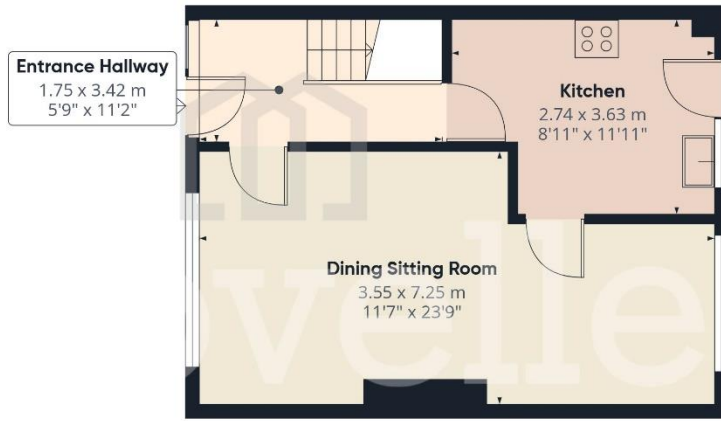
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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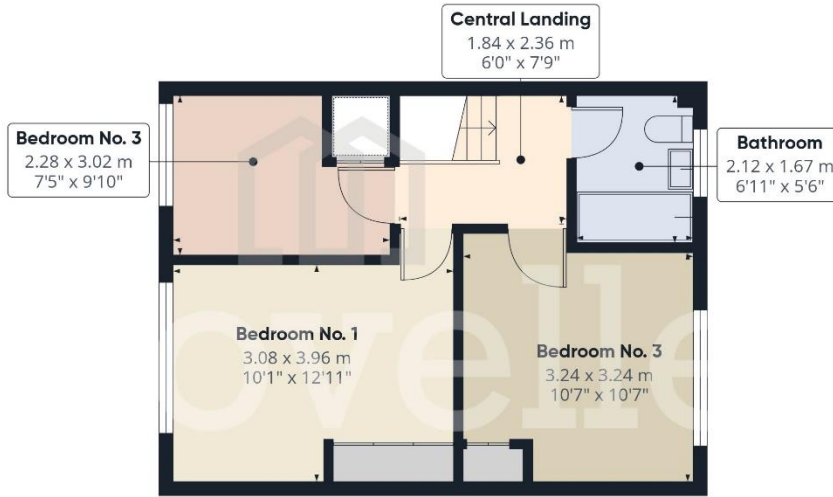
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0

Approximate total area⁽¹⁾
75.5 m²
813 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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