

SUMMARY

Immaculately Presented Semi Detached Family House

Three Bedrooms All With Fitted Wardrobes

Two Reception Rooms, Fitted Kitchen With Integrated Appliances

Off Street Parking To The Front & Garage To The Rear For Storage

Low Maintenance Garden With Summerhouse/Bar With Air Conditioning

EPC Rating E - Council Tax Band B - Hull Council - Tenure - Freehold



DESCRIPTION

If you are looking for a property with the 'wow factor' then look no further!! This immaculately presented house is a 'must see' and is like stepping into a show home with everything done to move straight into. The property has been lovingly improved over the years by the current owners and benefits from two reception rooms, a spacious drive for multi-vehicular parking as well as a garage to the rear for storage and a fabulous summerhouse/bar to sit and relax in with family and friends in the beautiful low maintenance rear garden. Don't delay in booking your viewing for this stunner!





ACCOMMODATION

Entrance Hall

Double glazed composite door to the side elevation and double glazed window to the side elevation, under stairs cover for storage and housing meters, single radiator and wood laminate flooring

Living Room

Double glazed bay window to the front elevation as well as a feature circular double glazed window to the front elevation, feature fireplace with electric living flame affect fire x 2 double radiators and coving

Dining Room

Double glazed window to the rear elevation, with double glazed patio doors lead out to the rear garden, coving, picture rail, double radiator and wood laminate flooring

Kitchen

Fitted wall and base units with granite work surfaces and matching up stands, 1.5 composite sink drainer unit with mixer tap, 5 ring gas hob with extractor cooker hood over and built-in electric oven, built-in microwave, integrated fridge, integrated washing machine, cupboard housing the combination boiler, built-in wine fridge, flush spot lighting, coving, wood laminate flooring, double glazed windows to the side elevations and double glazed door leads to the rear garden

First Floor Landing

Stairs from the hallway, double glazed window to the side elevation, loft hatch access via a pulldown ladder which is boarded, and coving

Bedroom 1

Double glazed bay window to the front elevation, built-in fitted wardrobes with shelving and hanging space and built-in drawer/vanity unit coving and double radiator

Bedroom 2

Double glazed window to the rear elevation, built-in fitted wardrobes with shelving and hanging space and vanity unit, and double radiator

Bedroom 3

Double glazed oriel style bay window to the front elevation and double glazed window to the side elevation, built in fitted wardrobes with shelving and hanging space and double radiator

Family Bathroom

Fitted white suite comprising of bath with mixer taps and plumbed shower over, with shower screen, wash handbasin in vanity unit with cupboards beneath for storage, WC with concealed cistern, flush spot lighting wood effect vinyl flooring, chrome effect heated towel rail/radiator and double glazed opaque window to the rear elevation

Outside

To the front of the property is an enclosed block paved driveway for multi vehicular parking with pebbled borders and timber fence to surround. To the rear of the property is an enclosed low maintenance garden with artificial lawn, block paved patio and raised decked seating area, pebbled borders, raised beds with integrated seating, outside tap and light, timber access gate and fence to surround. Garage purely for storage - internal measurements 20' x 8' with up and over door power and lighting. Summer house/bar with glazed windows to the front elevation and double opening glazed doors lead out to the garden, air-conditioning unit, power and lighting, bar area and vinyl flooring

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.

AML/ID Checks

Please note that if your offer is accepted on a property, we are legally required to undertake identity checks and anti-money laundering checks. These are conducted by a third party, Hipla, on our behalf and there is a charge of £20+VAT (£24 incl VAT) for their services. If you do not wish for your data to be processed for ID/AML purposes you must notify our sales team at offer stage.

Property Information

The property is of traditional brick construction under a tiled roof and is connected to mains gas, electric, water and drainage (not tested). EPC rating - E Council Tax Band - B (Hull City Council) Tenure - Freehold Broadband - Standard



& Ultrafast are available in this location Mobile phone coverage - Three, EE, O2, Vodafone & Three all have coverage in this location - please refer to the Ofcom website for further details Flood risk - rivers and sea is low, surface water is very low



FLOORPLAN



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1039 ft²
96.4 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

GIRAFFE360

DIRECTIONS

Situated in a convenient residential location, within stones throw of the well regarded Eastfield Primary School, local shops and amenities, serviced by good transport and road links. Belgrave Drive is located off Anlaby Road and is on the left-hand side as you drive down.

Energy performance certificate (EPC)

119 Belgrave Drive HULL HU4 6DP	Energy rating E	Valid until: 27 November 2034
		Certificate number: 9370-2978-4490-2524-1425

Property type Semi-detached house

Total floor area 84 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 E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)