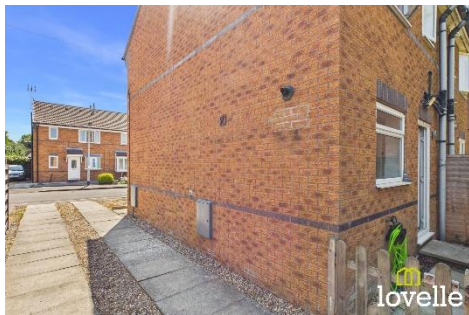




Cawthorne Drive, Kingston upon Hull
Asking Price £150,000





KEY FEATURES

- Semi-Detached Property
- Two Bedrooms
- Driveway
- Private Garden
- No Chain
- Modern Build
- Cul-de-sac location
- A few Moments Walk from Parks & Schools
- Close to Schools
- Kitchen Diner
- EPC rating D



DESCRIPTION

We present to the market this two bedroom, semi-detached home with no onward chain, this property offers the opportunity to move straight in & enjoy!

You enter the property via a conveniently located lobby, a great place to store coats & shoes.

To the ground floor is a large sitting room with a triple window to the front elevation, offering a great space for the family to enjoy, relax and entertain. The decor is bright & neutral & is complimented by the Ash-effect laminate flooring. An open & carpeted staircase leads up to the first floor accommodation from the sitting room providing a storage area under the stairs.

The kitchen diner is filled with natural light from the picture window & glazed door that open into the private rear garden. There is a range of Cream, Shaker-style wall & base units with integrated appliances including a fan-assisted electric oven, a four-ring gas hob and externally-vented extraction over. Space has been provided for a washing machine, dishwasher & larder-style fridge freezer. The splashbacks have been finished in White, Chamfered, brick-style tiles & contrast against the Marble-effect worksurfaces.

To the first floor are two generous bedrooms, the double bedroom is with a large window to the front elevation and single bedroom is with window to the rear elevation. Both are bright & airy rooms offering neutral decor & are laid to wood-effect laminate flooring.

The family bathroom features a three piece suite comprising of a bath with a thermostatic shower over, a close-coupled W.C. & a pedestal wash basin. The suite is in brilliant Arctic white with contrasting Chrome fittings, the walls are mainly tiled with vinyl flooring, there is an obscured window to the rear elevation, a shaver socket & extraction.

Outside to the front of the property is a garden laid to gravel with path leading to the front door & a paved driveway offering off-road parking for multiple vehicles.

To the rear is a private enclosed rear garden mainly laid to lawn but also offering gravelled & paved patio areas, providing a relaxing space to enjoy & entertain. A gate provides access to the driveway & off-road parking & there is a timber garden shed for storage.





PARTICULARS OF SALE

Entrance Lobby

0.96m x 1.14m (3'1" x 3'8")

Providing a convenient entrance to the property with coat & shoe storage. There is a window to the front elevation, the room is laid to Beech-effect laminate flooring, the décor is bright & neutral & there is a central heating radiator.

Sitting Room

3.68m x 3.97m (12'1" x 13'0")

With a large, triple window to the front elevation, this generously-sized sitting room offers bright & neutral décor. There is Ash-effect laminate flooring, a carpeted flight of stairs rise to the first floor accommodation, internal doors lead out to the entrance lobby & through to the kitchen diner & there is a central heating radiator.

Kitchen Diner

2.52m x 4m (8'4" x 13'1")

A spacious kitchen diner to the rear of the property fitted with a range of Cream, Shaker-style base & wall units with Marble-effect worksurfaces. There is a tiled splashback, Ash-effect laminate flooring, integrated cooking appliances & space for other freestanding equipment. there is a glazed door & picture window to the rear elevation & a central heating radiator.

Landing

1.92m x 0.89m (6'4" x 2'11")

Located to the top of the stairs & providing access to the first floor accommodation. Laid to carpet, with neutral décor, a central heating radiator & a hatch to the loft storage area.

Bedroom No. 1

2.6m x 3.97m (8'6" x 13'0")

To the front of the property this double bedroom has a triple window, the décor is neutral, the room is laid to Beech-effect laminate flooring & there is a central heating radiator.

Bedroom No. 2

2.59m x 2.04m (8'6" x 6'8")

Located to the rear of the property & with a window with a view over the rear private garden. Styled in neutral décor, laid to Ash-effect laminate flooring & with a central heating radiator. There is a built-in linen airing cupboard which also houses the hot water storage tank.

Bathroom

1.71m x 1.9m (5'7" x 6'2")

Offering a three-piece suite comprising of a panelled bath with thermostatic shower over, a pedestal wash basin & a close-coupled W.C. The suite is in Arctic white with Chrome fittings, the walls are mainly tiled, there is vinyl flooring, a shaver socket, extraction & an obscured window to the rear elevation.

Outside

The front garden & side driveway is laid to gravel & paving, providing off-road parking for multiple vehicles.

The rear garden is mainly laid to lawn & offers gravelled & paved seating areas. The perimeter is secured with timber fencing with a gate out to the side driveway & there is a timber shed for storage.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.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:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

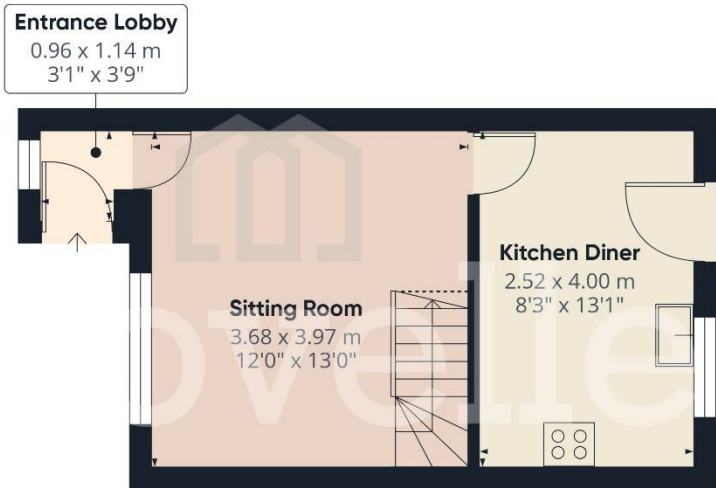
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

49 m²
526 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

