



Dent Road, Kingston upon Hull
Asking price £120,000





KEY FEATURES

- A Lovely Mid-terrace Property
- Two Double Bedrooms
- South-Facing Garden
- Close to Local Amenities
- Close to Several Schools
- Perfect for First Time Buyers
- Recently Installed Kitchen
- Newly Installed Bathroom
- Fully Double Glazed
- Well Presented Throughout
- EPC rating D



DESCRIPTION

You enter the property through a welcoming hallway, providing access to the sitting room and stairs to the first floor accommodation.

The sitting room is spacious and airy and features a large window to the front of the property which floods the room in natural daylight. Your attention is immediately drawn to the feature fireplace, the colour palette is neutral and calming, there is a glass panelled door leading to the entrance hall, an under-stairs storage cupboard and an archway leads you through to the dining area and kitchen beyond.

The neutral and inviting colour palette continues through into the dining area, from here you have access to the sunroom and garden to the rear and through to the kitchen, off to the side.

The modern kitchen is recently installed, it offers an extensive range of wall and base units in country cream with Beech-effect work surfaces. The tiled splash back and tiled floor are in a contrasting colour scheme, which compliments this kitchen perfectly!

To the rear of the the dining room is a fabulously-appointed sun room with power and lighting, currently used as an additional seating area, it is the perfect setting to unwind at the end of the day.

You enter the first floor accommodation via a spacious and bright central landing area, there are two generous double bedrooms, a walk-in closet, a well-equipped and newly-installed family bathroom and a separate W.C. and all rooms presented to a high standard.

The principal bedroom is to the front of the property, it is a spacious double bedroom benefitting from fitted wardrobes and a walk-in closet.

Bedroom No. 2 is to the rear of the property, another generous double bedroom which also offers a fitted wardrobe.

The newly-installed bathroom has a contemporary suite comprising of a large wash basin set within a stylish vanity cabinet and a bath tub with thermostatic dual-head shower over, the room is fully-tiled and there is a towel radiator to complete the en-vogue styling.

Externally the property offers a low-maintenance, south-facing, private garden with a patio area, borders for planting and a small lawned area. There is a timber garden shed for additional storage and a hard-standing for bin storage.





PARTICULARS OF SALE

Entrance Hall

2.05m x 1.63m (6'8" x 5'4")

Entrance to the property is via a uPVC entrance door into the hallway, where there are stairs to the first floor accommodation, there is a half-glazed door leading to the Sitting room and a central heating radiator.

Sitting Room

4.54m x 3.62m (14'11" x 11'11")

A generously sized room with a Pine feature fire surround housing a gas fire, there is understairs storage, a uPVC window to the front elevation, a central heating radiator and an archway which leads to the dining room.

Dining Room

2.6m x 1.78m (8'6" x 5'10")

A convenient extension to the sitting room, perfect for a dining table and chairs. This room provides access to the kitchen, there is a door and window onto the sun room and a central heating radiator.

Kitchen

3.67m x 2.63m (12'0" x 8'7")

Fitted with a range of wall and base units in country cream, with wood effect worktops and a tiled splashback. There is a stainless steel sink and drainer with chrome mixer tap over, two uPVC windows to the rear elevation provide views over the garden.

Sunroom

2.21m x 1.89m (7'4" x 6'2")

A wonderful uPVC Sunroom with power and lighting, fitted with vertical blinds and offering views over the garden, a great place for additional seating.

Landing Area

2.59m x 1.68m (8'6" x 5'6")

A bright and spacious central landing area providing access to the first floor accommodation and additional loft storage.

Bedroom One

4.06m x 2.87m (13'4" x 9'5")

To the front of the property, a generous double bedroom benefitting from fitted wardrobes, a walk-in closet, a uPVC window to the front elevation and central heating radiator.

Bedroom Two

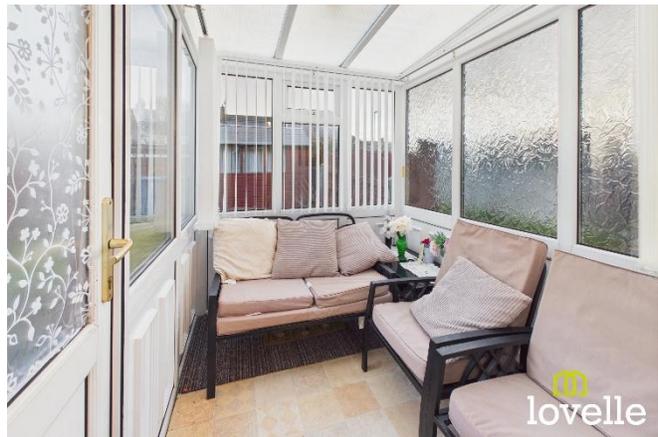
3.42m x 2.92m (11'2" x 9'7")

A further generous double bedroom located at the rear of the property, offering a fitted wardrobe, a uPVC window to the rear elevation with views over the garden and a central heating radiator.

Bathroom

1.68m x 1.68m (5'6" x 5'6")

Newly re-fitted with a two-piece suite, comprising tub bath with a MIRA dual-head thermostatic shower over and a large wash basin within a vanity unit. The room is fully-tiled, there is a uPVC window to the rear elevation and a heated towel rail.



Separate W.C.

1.66m x 0.83m (5'5" x 2'8")

Half-tiled walls for convenience and with cushion flooring. There is a close-coupled W.C and a uPVC window to the rear elevation.

Outside

The property stands behind a low level wall with a inset path leading to the front entrance door, the front garden is mainly laid to paving with some mature planting.

The rear garden enjoys a South-facing position, it offers a paved patio area and a small lawned area, this is an ideal low maintenance garden. There is also a timber garden shed and a hard-standing bin storage area. Gated access leads to Balk Mews where vehicular parking is possible.

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

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A&C Homes Limited T/A Lovelle Estate Agency

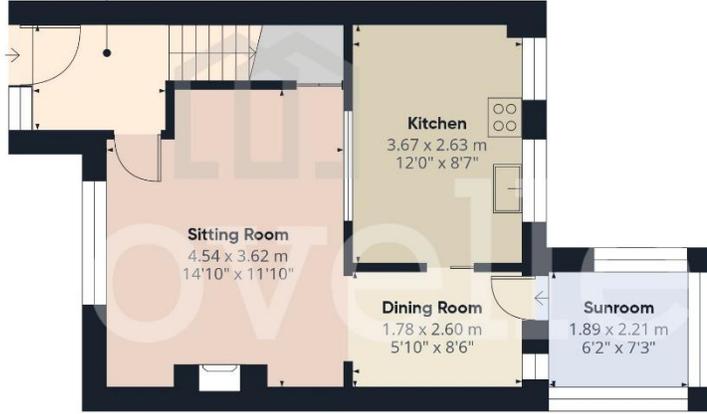


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Entrance Hall
1.63 x 2.05 m
5'4" x 6'8"



Floor 0

Walk-in Closet
0.91 x 1.42 m
2'11" x 4'8"

Landing Area
2.59 x 1.68 m
8'6" x 5'6"

W.C.
0.83 x 1.66 m
2'8" x 5'5"

Bathroom
1.68 x 1.68 m
5'6" x 5'6"



Floor 1



Approximate total area⁽¹⁾
71.2 m²
766 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

