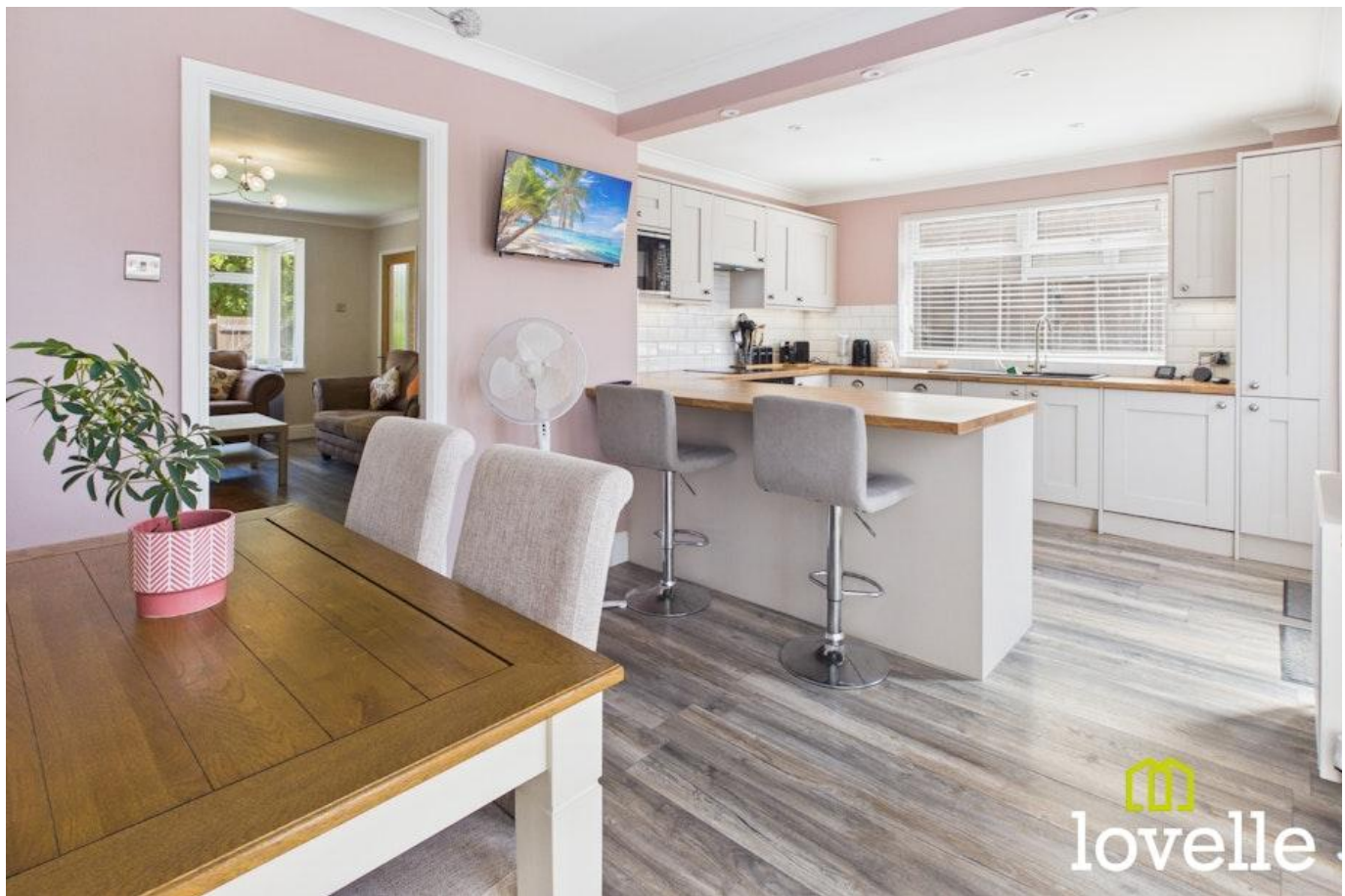




Calderdale, Kingston upon Hull
Asking Price £175,000




lovelle



KEY FEATURES

- Semi-detached Property
- Three Bedrooms
- Immaculate Presentation
- Fabulous Kitchen Diner
- Stylish Kitchen with Integrated Appliances
- Garage with Power & Lighting
- Private Front & Rear Gardens
- Large Loft Storage Room
- Upgraded Electrical System
- Close to Schools & Shopping Centre
- EPC rating C



DESCRIPTION

Welcome to this beautifully presented, three-bedroom, semi-detached home with a sun soaked rear garden. Ideally situated on Calderdale, within a few moments walk of Sutton Park Primary School & a short walk to a host of other local schools & the central shopping centre. Offering an excellent blend of style, space & convenience this attractive property is perfect for buyers looking for a home that is ready to move straight into, this is a true turn-key opportunity! The accommodation is meticulously maintained throughout & features a modern, stylish & high-specification interior.

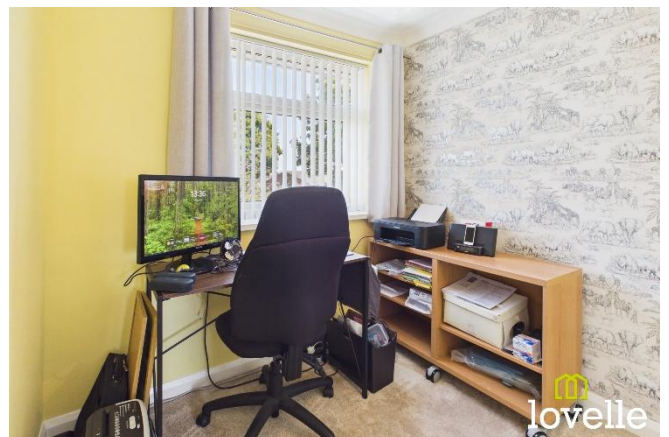
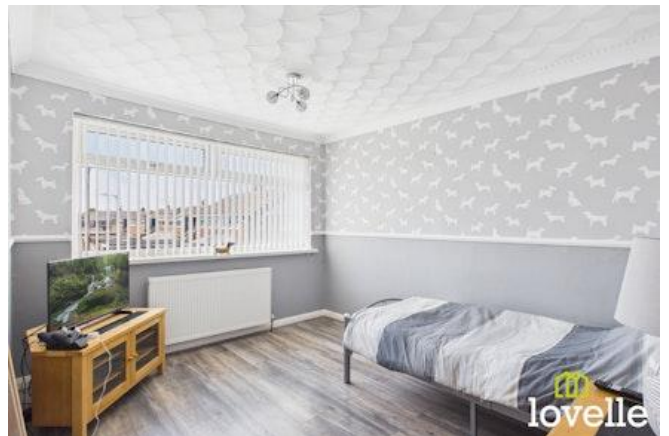
To the ground floor is a welcoming entrance hallway which leads into a bright & stylish sitting room, complete with a feature fireplace & a large bay window to the front elevation, this sitting room is flooded in natural daylight & elegantly decorated, perfect for relaxing & entertaining. The theme throughout is a pastel & natural palette with contrasting Ash-effect flooring.

To the rear of the property is a superb, high-specification kitchen diner providing a fantastic social & family area. Fitted with stylish Cream Shaker wall & base units & Beech-effect worksurfaces, this room is designed to suit everyday life & entertaining while being elegant & well-appointed. There are a host of integrated appliances including a dishwasher, fridge & freezer, high-level combination microwave oven, double fan-assisted ovens & induction hob with extraction over. Under-cupboard lighting & chamfered brick-style tiled splash backs finish the decor perfectly. French doors open onto the rear garden, creating a lovely connection between indoor & outdoor living.

To the first floor are three well proportioned bedrooms, there are two generous doubles with the principal benefitting from a range of recently installed, high-quality fitted wardrobes. The decor is tasteful & bright with the large picture windows providing a welcoming feeling of space & light. There is a spacious single bedroom which could be a home office or nursery & a contemporary, well-appointed family bathroom.

The bathroom has been recently renovated & boasts a high-specification, four-piece suite. It has been fully tiled, there is a large, walk-in cubicle with a dual-head thermostatic shower, a large wash-basin set within a stylish vanity cupboard, a close-coupled W.C, large tub bath & a Chrome towel radiator...beautifully elegant.

Out onto the spacious & bright central landing there is a South-facing picture window which floods the space with Sunlight, natural Oak internal doors, bright Chrome ironmongery & stunning wall coverings all make for a fabulous & welcoming space. A fixed staircase leads up to a 2nd floor landing area where a VELUX roof window allows daylight to flow in, there is a large loft storage area beyond offering power, lighting & a central heating radiator. This space is carpeted, with neutral decor & a large VELUX roof window which makes the area bright & welcoming.



Outside & to the front is equally as inviting, elegantly laid to lawn & stylish paving with raised borders of mature planting. The garden is again enclosed with fencing for privacy & there is a pedestrian gate out to the pavement, leading to Sutton Park Primary School, a wonderfully private & green space to relax & unwind.

This property has been wonderfully updated & dutifully maintained by it's current owner, it benefits from an upgraded central heating & hot water system & an upgraded electrical system. The property is immaculately presented internally & externally & offers high specification equipment & stylish decor.



PARTICULARS OF SALE

Entrance Hallway

4.42m x 1.79m (14'6" x 5'11")

Accessed via a uPVC door with glazed sidelights, laid to Ash-effect flooring & with stylish décor, There is a carpeted flight of stairs to the first floor, an understairs cupboard houses the modern Worcester Bosch combi boiler & recently upgraded electrical consumer unit.

Sitting Room

5.04m x 3.78m (16'6" x 12'5")

Through a glazed & Oak door from the hallway, laid to Ash-effect flooring & with a walk-in bay window to the front elevation. Boasting a feature Marble fireplace with a living flame gas fire as the focal point.

Kitchen Diner

5.68m x 2.75m (18'7" x 9'0")

Fitted with a large range of Shaker-style wall & base units, with several integrated appliances & Beech-effect worksurfaces. There are dual-aspect windows & double French doors.

Central Landing

2.43m x 2.31m (8'0" x 7'7")

Laid to carpet & providing access to all 1st floor rooms, there is a large South-Facing window & a flight of carpeted stairs lead to the 2nd floor landing area.

Bedroom No. 1

3.73m x 3.32m (12'2" x 10'11")

Laid to carpet & freshly decorated, there is a large picture window to the front elevation & a range of professionally-fitted wardrobes

Bedroom No. 2

3.51m x 2.92m (11'6" x 9'7")

Laid to Ash-effect flooring & with bright décor, there is a large picture window to the rear elevation.

Bedroom No. 3

1.94m x 2.29m (6'5" x 7'6")

Laid to carpet & with warming décor, there is a window to the front elevation.

Landing Area

2.03m x 1.47m (6'8" x 4'10")

Located to the top of the 2nd flight of carpeted stairs, with a VELUX roof light, power & lighting. Providing access to the loft storage room.

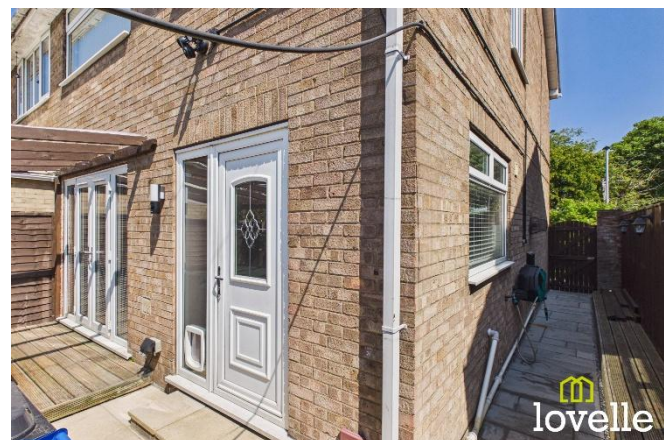
Loft Storage Room

4.04m x 4.14m (13'4" x 13'7")

A convenient storage room within the loft space, laid to carpet, fitted with power & lighting & a central heating radiator. A VELUX roof light provides natural light to the area.

Outside Front

Laid to lawn & stylish paving, with raised borders of mature planting & made private with high-level timber fencing to the perimeter.



Outside Rear

Laid to paving & with a large, raised, timber decked seating area. The garden is secured by high-level timber fencing, there is access to the garage for vehicle parking or additional storage & a pedestrian gate provides access out to Calderdale with a paved walkway to the front garden via the side of the property.

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 300300.

<https://www.hull.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	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



