



Woodleigh Drive, Sutton-on-Hull
Asking Price £195,000





KEY FEATURES

- Sought after Location, Sutton-on-Hull
- Semi Detached
- Three Bedrooms
- Integrated White Goods
- Well Maintained Family Home
- Modern Throughout
- Low Maintenance Garden
- Garage
- Driveway
- EPC rating TBC



DESCRIPTION

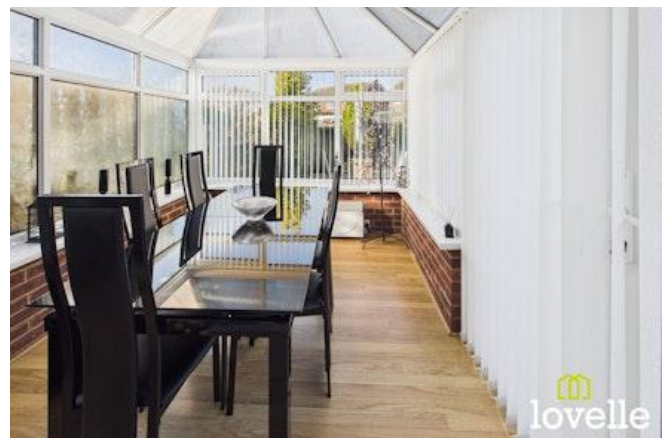
This modern semi-detached family home located in the popular location of Sutton-on-Hull is not to be missed. Offering three good sized bedrooms, two with fitted units, a family bathroom and modern kitchen with integrated goods. With a conservatory for additional space for the family.

Step inside the porch you will find the modern and sleek kitchen with spotlights and a dining space. The spacious lounge leading to the conservatory and the low maintenance garden.

To the first floor are the three good sized bedrooms, two with fitted units creating additional space, these are supported by the well-maintained family bathroom.

Outside the property is the front lawn and driveway for parking, with a garage for additional space or parking.

Call Lovelle today and book your viewing.





PARTICULARS OF SALE

Porch

0.63m x 1.86m (2'1" x 6'1")

Hallway

4.06m x 1.77m (13'4" x 5'10")

Step inside the spacious hallway where you will find to the ground floor the kitchen / dining area, reception and sunroom.

Kitchen / Dining

4.89m x 2.25m (16'0" x 7'5")

Featuring the kitchen with contemporary base and wall units with contrasting countertops. Integrated appliances including fridge, freezer, double oven, four ring electric hobs, extractor and dishwasher. With the dining space to the front elevation with a window to the rear and side elevation providing natural light to flow into the room.

Reception Room

4.74m x 4.26m (15'7" x 14'0")

A large light and airy reception room featuring a gas fire. Modern and well maintained throughout, with glass doors leading to the sunroom and a window to the side elevation allowing for plenty of natural light.

Sun Room

3.32m x 2.52m (10'11" x 8'4")

An additional room for the growing family, with glass surrounding allowing for natural light flooding in and access to the private enclosed garden.



FIRST FLOOR ACCOMODATION

Bedroom One

4.28m x 2.85m (14'0" x 9'5")

The spacious master bedroom with the window to the rear overlooking the private garden, consisting of modern fitted wardrobes and units. All neutrally decorated throughout.

Bedroom Two

3.29m x 2.84m (10'10" x 9'4")

The second bedroom is a large double consisting of fitted wardrobes and units with the window to the front elevation.

Bedroom Three

3.08m x 1.81m (10'1" x 5'11")

The third bedroom is modern and neutrally decorated throughout with the window to the rear elevation.

Bathroom

2.26m x 1.82m (7'5" x 6'0")

The family bathroom consisting of a new shower cubicle, low level flush WC, a hand basin with fitted units and a floating unit for added storage. With the window to the front elevation.

Outside

To the front of the property is the private lawn area, large driveway for parking and access to the garage. With a walkway to access the property.

At the rear of the property is the private, low maintenance garden with plenty of greenery and shrubbery to entertain or relax with the family.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

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:-

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

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FLOOR PLANS



