

staniford
grays



33 Lowfield Road, Anlaby, Hull, HU10 7BS

£245,000





33 Lowfield Road

Hull, HU10 7BS

- CONSIDERABLY EXTENDED
- OPEN PLAN DAYROOM/KITCHEN
- MODERN PRESENTATION
- POPULAR RESIDENTIAL LOCATION
- NO ONWARD CHAIN
- DOUBLE PARKING AND GARAGE STORE
- 3 BEDROOMS
- LARGE PRIVATE GARDENS
- 3 RECEPTION AREAS

FULLY MODERNISED AND EXTENDED HOME, WITH LIVING ACCOMMODATION IN EXCESS OF 1000 SQUARE FEET.

This versatile and renovated family home has undergone a programme of full upgrade and improvement being extended to the ground floor, the open layout offers great versatility for a number of applicant profiles.

A further inspection is advised to acknowledge the size of living space on offer with the well-presented accommodation comprising; Entrance Hall, Cloakroom W.C., Open Plan Dayroom/Kitchen with a vaulted ceiling height and full bi-folds and roof lights, Utility Room and Playroom/Gym.

To the first floor three Bedrooms feature with a smartly appointed Family Bathroom.

Externally, generous parking provision is provided with a Garage Store and private and well screened gardens feature to the rear with a lifestyle decked seating area.

Affordable 3 Bedroom homes offering this size of layout remain difficult products to find, with early inspection recommended given the uniqueness of property.



£245,000



GROUND FLOOR

ENTRANCE HALLWAY

Accessed via a contemporary style composite entrance door with glazed side panel, allowing good levels of natural daylight, laminate to floor coverings, modern radiator, staircase approach with oak balustrade and glazed inserts, panel wall detail and understairs storage. Provides access to ground floor reception spaces.

RECEPTION LOUNGE

With uPVC double glazed bay window to the front elevation with window seat, modern style radiator, feature wall tile detail, built-in entertainment/media cabinetry, space for furniture suite.

13'0" x 12'7" (3.97 x 3.84)

OPEN PLAN DAY ROOM / KITCHEN

An expansive space having been extended to the rear with vaulted ceiling height, incorporating...

RECEPTION SPACE

A versatile space that could be used as a dining area, currently used as a day room, with laminate to floor coverings, inset spotlights to ceiling. Leads open plan to...

14'8" x 10'9" (4.49 x 3.30)

KITCHEN AREA

Boasting excellent levels of natural daylight, with full bifolding doors to the rear, vaulted ceiling with rooflights, contemporary finish throughout, modern radiators, high gloss wall and base units, a number of highly specified appliances including Neff induction hob, extractor canopy, mid-level microwave, low level oven, integrated dishwasher, dedicated kitchen island with porcelain sink and drainer, tiling to splashbacks, dedicated lower level dining table, full size separate fridge and freezer. The open plan feel really does add to the lifestyle appeal of this family home.

17'7" x 12'8" (5.36 x 3.87)

UTILITY ROOM

With space for a number of low level white goods, cupboards, wall mounted boiler.

4'8" x 6'5" (1.43 x 1.96)

W.C

Finished in a contemporary style with wall mounted basin, low flush w.c, uPVC privacy window, tiling to splashbacks, laminate to floor covering.

PLAY ROOM / HOME OFFICE

A versatile additional space with potential to be used for a multitude of purposes, with inset spotlights to ceiling, double French doors to the rear patio. Access through to...

9'8" x 8'5" (2.95 x 2.58)

GARAGE / STORE

With electric roller door to the front elevation, full power and lighting.

10'8" x 9'4" (3.26 x 2.87)

FIRST FLOOR

LANDING

With oak balustrade and glazed inserts, panelled wall detail, gives access to three bedrooms and house bathroom.

BEDROOM ONE

With laminate to floor coverings, twin sliding wardrobes, panel wall detail, uPVC double glazed window to frontage, inset spotlights.

12'9" x 10'10" (3.89 x 3.31)



BEDROOM TWO

Of double bedroom proportions with uPVC double glazed window to rear, inset spotlights.

12'5" x 9'6" (3.80 x 2.92)

BEDROOM THREE

With laminate to floorcovering, uPVC double glazed window to front aspect, deep storage cupboard.

9'3" x 7'8" (2.82 x 2.36)

HOUSE BATHROOM

Contemporary styled and immaculately appointed with four piece suite comprising walk-in shower with rainfall showerhead with separate shower hose also and console, inset bath with centrally mounted mixer tap, wall mounted basin inset to storage unit, low flush w.c, uPVC privacy window, modern tiled splashbacks, heated modern towel rail, inset spotlights to ceiling.

9'0" x 6'3" (2.76 x 1.93)

OUTSIDE

The subject dwelling remains considerably improved and extended throughout, offering something a little different from the street scene. Incorporating generous parking to the block set driveway to the front, in turn leading to garage / store, external up/downlights. To the rear of the property a raised decked terrace extends from the immediate building footprint, with dedicated fitted seating area and featuring a brick set firepit. Beyond is an artificial lawn and hard landscaped area, with further patio terrace offering an alternative area, with herbaceous planting to the perimeter borders, with close boarded fenced boundary, external lighting, power sockets and tap point also.

AGENTS NOTE

Given the lifestyle appeal to the property, viewing comes highly recommended to appreciate the quality and scale of home on offer.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'A'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any agreement or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

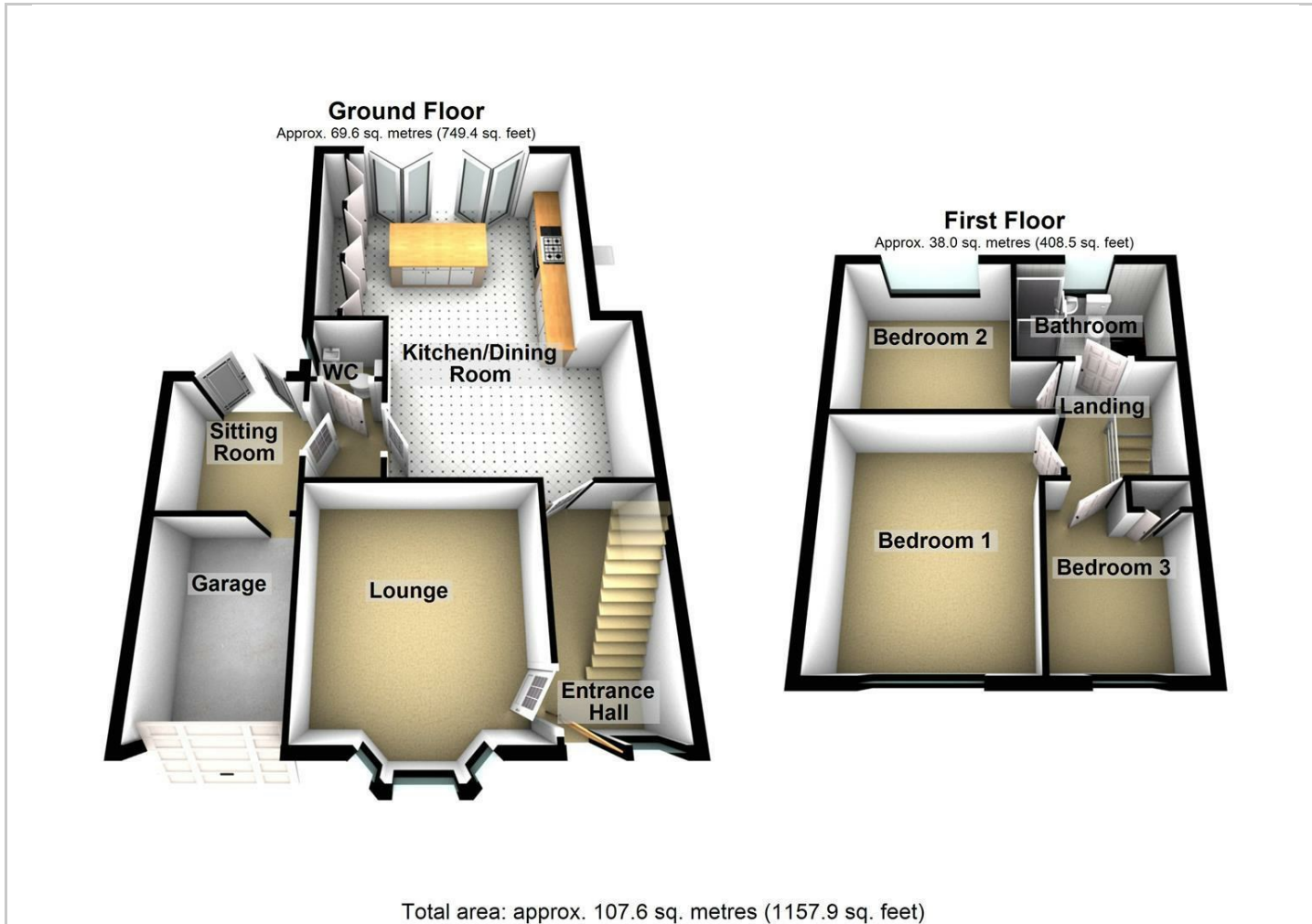
FEES

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.





Floor Plans



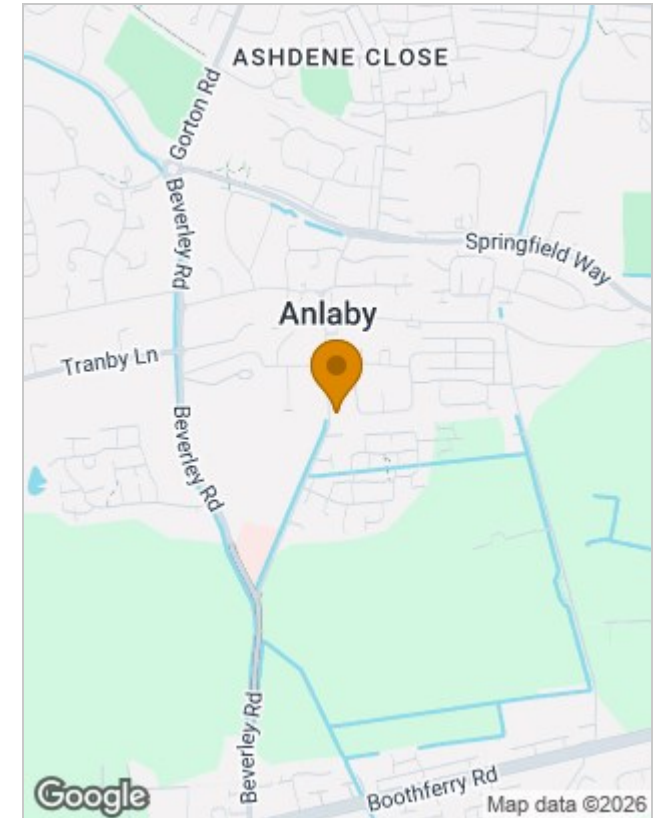
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

