



Boundary Way, Kingston upon Hull
Asking Price £180,000





KEY FEATURES

- Semi-Detached Property
- Off-Road Parking
- Private Garden
- Immaculately Presented
- Ground Floor W.C
- Ensuite Bathroom
- Newly installed Kitchen
- Integrated Appliances
- Stylish Décor Throughout
- Three Bedrooms
- EPC rating B



DESCRIPTION

This modern, semi-detached house offers three bedrooms and two reception rooms, built in 2015 and being in single ownership since, it is in excellent condition and has been very well maintained and significantly upgraded by it's current owner.

Bright, light, stylish and immaculately presented throughout...amazing!

The versatile ground floor accommodation begins with a welcoming hallway, a convenient W.C and a generous sitting room with a South-facing window which floods the room with natural daylight, all day. Wooden flooring continues throughout the entire ground floor and allows the rooms to seamlessly flow into each other.

The property offers a newly installed and elegantly-styled, open plan kitchen diner, located from the sitting room and leading out to the private garden. Benefitting from a subtle and natural colour pallet, several integrated and high-specification appliances and non-directional lighting arrangements...absolutely stunning!

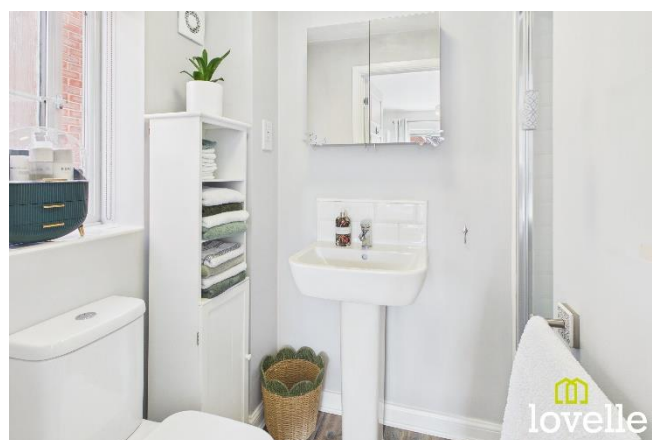
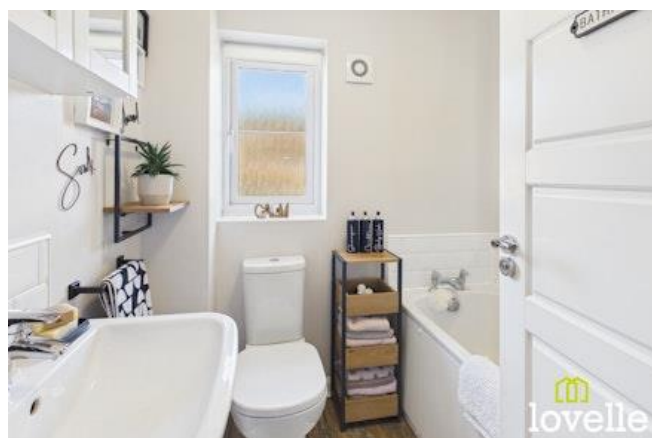
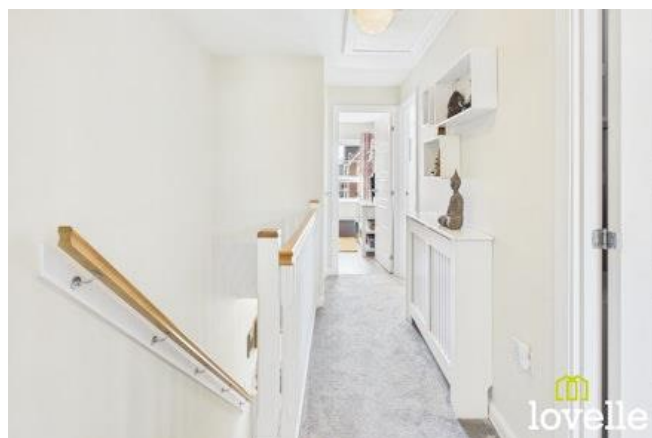
This fabulous kitchen diner opens out to a beautifully curated garden through double French doors. You are immediately met with a patio terrace which leads to a lawned area and an additional raised seating deck which catches the full-day sunshine. Considered planting from the mature borders and there is a timber garden shed for storage, all make for a perfect retreat from a busy life and a perfectly private place to relax, unwind and entertain friends in the sunshine!

To the first floor there is a generously-sized principal bedroom featuring an ensuite bathroom, there are two further bedrooms which are serviced by the family bathroom and an airy central landing area which offers a feeling of space and connects the accommodation together perfectly.

The front the property sits handsomely back from the road behind a planted border and ramped pathway to the front door, there is a stylish lantern beside the door and slightly over-hanging porch to protect the front door from inclement weather.

Behind the fencing to the back of the rear garden are two private, allocated off-road parking bays and discreet bin storage.

This wonderful house has something to offer for a first time buyer, professional couple or a small family, a home for the whole family to enjoy.





PARTICULARS OF SALE

Hallway

2.71m x 1.01m (8'11" x 3'4")

Behind a composite, high-security door, this bright hallway provides access to the ground floor W.C, main reception room and carpeted stairs lead to the first floor accommodation. Offering neutral décor and laid to timber flooring.

Ground Floor W.C

1.55m x 0.95m (5'1" x 3'1")

A wonderfully-styled and conveniently-placed W.C, comprising of a close-coupled W.C, pedestal wash basin with Chrome mixer tap and beautiful aqua tiling which add an elegant splash of colour

Sitting Room

4.76m x 3.59m (15'7" x 11'10")

A generous reception room with a large, South-facing window which flood the space with natural daylight throughout the day. Timber flooring continues from the hallway allowing a seamless flow from one room to the other. There is a wall-mounted, electric feature fire, which is the focal point of this room and neutral décor.

Kitchen Diner

3.39m x 4.59m (11'1" x 15'1")

Benefitting from a newly-installed and elegantly-styled range of wall and base kitchen units, housing several integrated appliances including; a full-size dishwasher, automatic washing machine, larder fridge freezer, eye-level microwave oven, fan-assisted electric oven, gas hob and externally-vented extraction. This room is incredibly well-equipped, perfect for the most discerning cook, there is a generous dining area and access to under stairs storage and there are double French doors leading out to the private rear Garden.

Central Landing

1.91m x 1.04m (6'4" x 3'5")

A spacious landing area proving access to the three bedrooms, family bathroom, laundry storage cupboard and access to the loft storage area.

Bedroom No. 1

3.56m x 2.57m (11'8" x 8'5")

A generous double bedroom with a window to the front elevation, the bedroom offers an ensuite bathroom and fitted wardrobes. Bright and Neutral décor and wooden flooring.

Ensuite Bathroom

1.36m x 2.6m (4'6" x 8'6")

Featuring a three-piece suite comprising of walk-in shower cubicle, pedestal wash basin with a Chrome mixer tap over and a close-coupled W.C. There is tiling to the splash areas, a window to the side of the property and extraction.

Bedroom No. 2

3.11m x 2.59m (10'2" x 8'6")

A generous second double bedroom with a window to the rear elevation, there is a range of fitted bedroom furniture, wooden flooring and a feature wall offering stylish décor.

Bedroom No. 3

2.67m x 1.93m (8'10" x 6'4")

Currently used as a craft room, this room could be purposed as a single bedroom, nursery or home office, flooded with natural daylight from the South-facing window and laid to wooden flooring.

Family Bathroom

1.69m x 1.92m (5'6" x 6'4")

A bright and airy bathroom to the rear of the property, comprising of a large tub bath, pedestal wash basin and close-coupled W.C, all in brilliant arctic white porcelain, with Chrome fittings. The room is laid to luxury vinyl flooring, there is chamfered brick-effect tiling to the splash areas, a window to the rear of the property and extraction



Outside Front

A mature planted border and ramped path to the front door set the house back from the road.

Outside Rear

A beautifully curated oasis of calm, mainly laid to lawn and also offering a raised sun deck seating area, a lovely paved terrace adjacent to the house, mature planted raised borders and a timber garden shed for storage. There is pedestrian access to the front of the property through a gate at the front of the garden and pedestrian access to the designated parking bays to the rear of the garden, providing parking for two vehicles.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of Hull City Council Council - 01482 300300.

<https://www.hcc.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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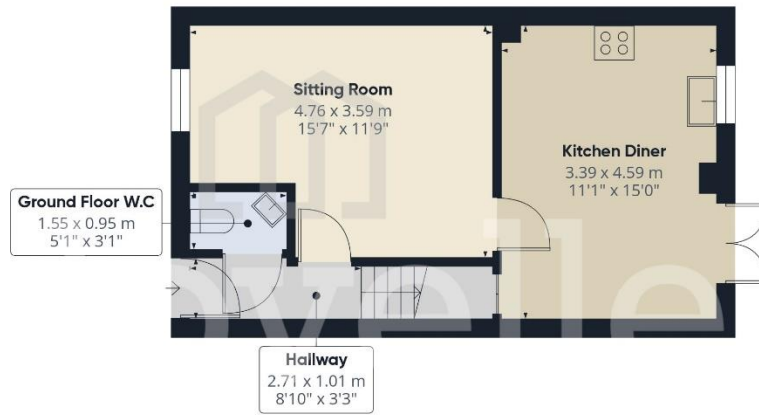
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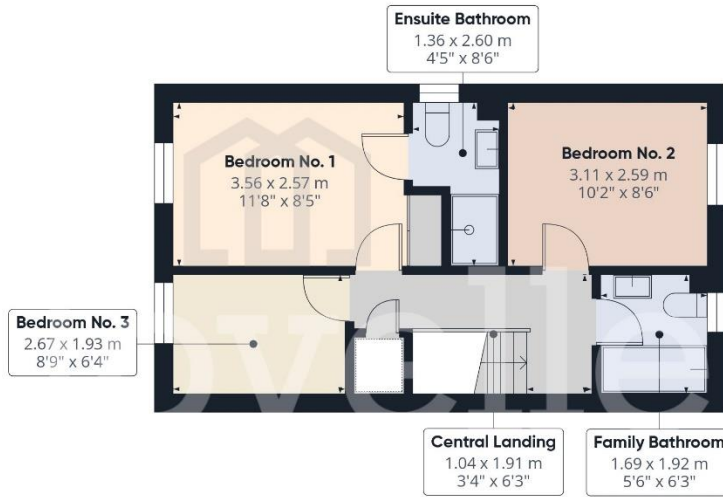
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0

Approximate total area⁽¹⁾
70.3 m²
756 ft²



Floor 1



(1) Excluding balconies and terraces

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

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