



Runnymede Lane, Kingston upon Hull
Asking Price £120,000





KEY FEATURES

- Vacant Possession
- Excellent Starter Home
- Popular Kingswood Location
- Open Plan Living
- Ground Floor Cloakroom
- Private Parking
- Council Tax Band: A
- Tenure: Freehold
- Excellent Rental Opportunity
- EPC rating B



DESCRIPTION

This two-bedroom terraced house offers an excellent opportunity for both first time buyers, downsizers and investors. Positioned within the popular Kingswood development, the property delivers a comfortable and modern lifestyle, making it suitable as a starter home or as an addition to a rental portfolio with the potential yield in the region of 7%. The home benefits from vacant possession, allowing for a streamlined purchase process.

Upon entry, residents are greeted by an open plan living area, which provides versatile space for both relaxation and entertaining. The thoughtful layout incorporates a ground floor cloakroom perfect for guests, adding convenience and functionality. The property is served by gas central heating, ensuring comfort throughout the year.

To the first floor are two bedrooms with windows to the front elevation with the primary bedroom benefitting from an above stairs storage cupboard. The house bathroom serves the bedrooms and features a three piece suite comprising of walk in shower, low flush toilet and hand basin. The landing also houses useful storage space. Externally, the property boasts a private parking space, a sought-after feature contributing to stress-free living in this established neighbourhood.

Do not delay, call Lovelle and book your viewing today!





PARTICULARS OF SALE

Hall

1.02m x 1.61m (3'4" x 5'4")

With a modern tiled floor and a central heating radiator the hallway leads to..

Cloakroom

0.85m x 1.64m (2'10" x 5'5")

Fitted with a matching two piece suite comprising of a close-coupled W.C and a corner pedestal wash basin. Wall tiling as a splashback, tiled floor, central heating radiator and an extraction.

Open Plan Living/dining room/kitchen

5.03m x 5m (16'6" x 16'5")

The kitchen area is fitted with a range of wall and base units with contrasting work surfaces and splash back tiling to the walls. There is an inset fan-assisted electric oven, a four ring gas hob and extractor hood fitted over. There is space for a larder-style fridge freezer and plumbing for an automatic washing machine. A generous breakfast bar with seating for four finishes the kitchen area, along with tiled flooring. The lounge area offers ample space and offers neutral tones to the walls, complimented with a modern laminate floor. There is a central heating radiator and a UPVC double glazed window to the front elevation. A carpeted flight of stairs rises to the first floor.

Landing

0.89m x 2.68m (2'11" x 8'10")

With a laminate floor and to storage cupboards the landing allows access to...

Bedroom one

3.95m x 2.58m (13'0" x 8'6")

The double bedroom boasts a modern laminate floor, central heating radiator, storage cupboard and a UPVC double glazed window to the front elevation.

Bedroom two

2.03m x 2.35m (6'8" x 7'8")

The second bedroom has a laminate floor, central heating radiator and a UPVC double glazed window.

Shower room

1.36m x 2.06m (4'6" x 6'10")

Fitted with a generous shower enclosure, close-coupled W.C and a pedestal wash basin. Modern wall tiling to the shower area and splashback is complimented with a tiled floor. There is a central heating radiator and extraction.

Parking

The property benefits from a private parking space.

Services

Gas and Electricity are supplied. No Services have been tested

Anti-Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by ThirdFort who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy.

Agents notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate and taken using a laser measure. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



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. <http://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.

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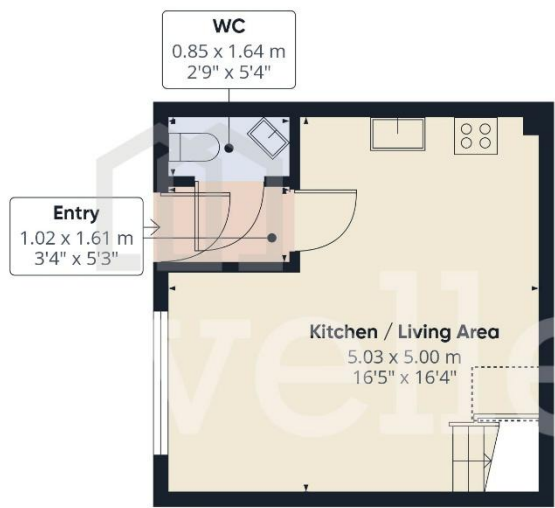
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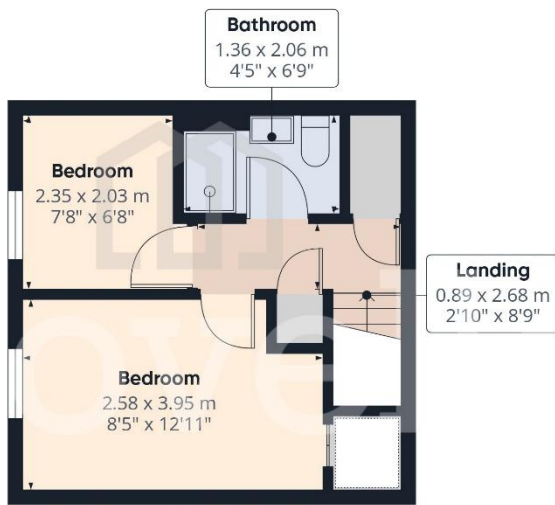
A&C Homes Limited T/A Lovelle Estate Agency

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

46.4 m²
500 ft²

Reduced headroom

0.6 m²
7 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.

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