



Tudor Drive, Hull
Asking Price: £150,000





KEY FEATURES

- Semi-Detached
- Extended Property!!
- Reception Room and Conservatory
- Three Sheds
- Extended Garage with remote control roller shutter door
- Ideal for First Time Buyer or Downsizers
- Close to Local Amenities
- Immaculate throughout!
- Total area 109.1 m2
- EPC rating C



DESCRIPTION

You enter the property through a welcoming porch, providing access to the ground floor sitting room, kitchen and conservatory and stairs to the first-floor accommodation.

The sitting room is spacious and airy and features a large bay window to the front of the property which floods the room in natural daylight. The feature fireplace acts a focal point, with the room decorated to a neutral colour palette. A door leads to the kitchen, conservatory an under-stairs storage cupboard.

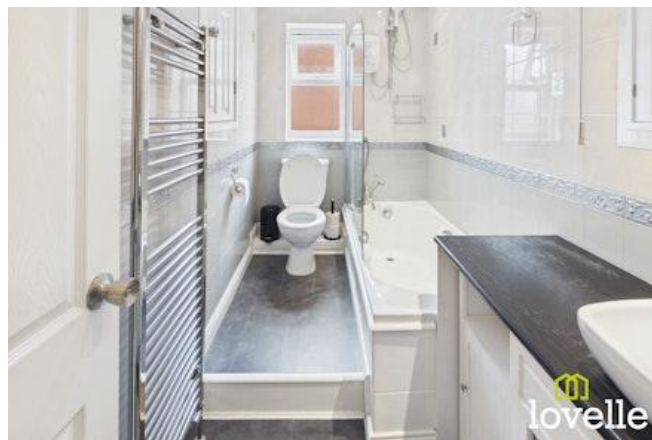
The modern kitchen offers a range of wall and base units in white with contrasting black granite vaneer worktops, with a breakfast bar at the rear with a wall mounted TV. Offering numerous integrated goods, such as, microwave, oven, hob, fridge/ freezer and dishwasher. Through to the conservatory extension with glass doors leading to the West facing garden.

You enter the first-floor accommodation via a spacious and bright central landing with LED lighting which offers two double bedrooms, both with fitted wardrobes and units. The main bedroom has two windows to the front elevation with neutral decor. The second bedroom with two windows to the rear elevation overlooking the private garden.

The family bathroom consists of a contemporary suite comprising of a large wash basin within a stylish vanity cabinet and a bathtub with a shower over, there is a towel radiator and a WC to complete.

Outside the property is the west facing private garden, laid with artificial grass and a stoned paved seating area. There are three sheds for additional storage. The large driveway which offers parking for two cars on the front and a side driveway leading to a large extended garage with a remote-control roller shutter door.

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





PARTICULARS OF SALE

Entrance Porch

1.25m x 1.02m (4'1" x 3'4")

Step inside the property into the welcome porch through to the ground floor.

Reception Room

5.38m x 3.88m (17'8" x 12'8")

The bright, airy and spacious reception room with a large bay window to the front elevation allowing for plenty of natural light. A feature fire place with lightening and the stairs leading to the first floor accommodation.

Hallway

1.08m x 0.87m (3'6" x 2'11")

A hallway between the kitchen and reception room where you will find the understairs storage cupboard.

Kitchen

2.7m x 3.86m (8'11" x 12'8")

The modern kitchen offers a range of wall and base units in white high gloss with contrasting black granite vaneer worktops, with a breakfast bar at the rear and a wall mounted TV. Offering numerous integrated goods, such as, microwave, oven, hobs, fridge/ freezer and dishwasher.

Conservatory / Dining Room

2.96m x 2.33m (9'8" x 7'7")

Through the kitchen is it conservatory extension, with glass surrounding and sky lights which offers plenty of natural light.

First Floor Accommodation..

You will be guided up to the first floor accommodation with LED automatic sensor lighting..

Bedroom One

3.97m x 2.63m (13'0" x 8'7")

The main bedroom has two windows to the front elevation allowing for plenty of natural light flooding the room, both fitted with blinds. Also comprising of fitted wardrobes and units to both side elevations with a wall mounted TV.

Bedroom Two

3.32m x 2.71m (10'11" x 8'11")

The second bedroom has two windows to the rear elevation, overlooking the private garden. With fitted wardrobes to the side elevation.

Bathroom

2.94m x 1.56m (9'7" x 5'1")

The family bathroom consists of a contemporary suite comprising of a large wash basin within a stylish vanity cabinet and a bath tub with a shower over, there is a towel radiator and a WC to complete. There is a large storage cupboard to the side elevation and the window to the rear.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area Hull City 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

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.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

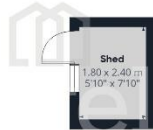
FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
 109.1 m²
 1173 ft²

(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.

GIRAFFE360

MAP

