



Broad Oak, Hull  
Asking Price £180,000





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## KEY FEATURES

- Two bedrooms
- Two reception rooms
- Driveway
- Garage
- Private garden
- Corner plot
- Popular location
- Transport links
- Close to amenities
- Total area 74 square metres
- EPC rating D

## DESCRIPTION

This property is sat in a generous corner plot and offers two bedrooms, two reception rooms, ground floor bathroom, driveway, garage and gardens.

As you enter the property through the private front door a welcoming hallway leads to the lounge, dining room, kitchen, bathroom, bedroom and stairs lead to the second bedroom. The kitchen features a mix of base and wall units with integrated oven, hob and extractor with space for separate white goods. A window to the rear provides views into the private garden. The living room provide a space to relax and unwind with an electric fire and fire surround providing a cosy feel. A dining room provides a separate space to enjoy meals together or acts as a second reception room that could be utilised for hobbies, crafts or home office. A bedroom on the ground floor benefits from built in storage wardrobes and a window to the front elevation. The property is served by a bathroom on the ground floor featuring three piece suite comprising of bath with shower over, hand basin and closed coupled toilet. A



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## **PARTICULARS OF SALE**

### **Hallway**

Providing access to the lounge, dining room, kitchen, bedroom and bathroom. Stairs lead to the first floor bedroom.

### **Lounge**

A generous lounge offering space to relax, unwind and enjoy. A fire surround houses an electric fire.

### **Dining room**

Offering a separate space for dining, this room could also be utilised as a hobby room, snug or home office.

### **Kitchen**

Featuring a mix of base and wall units with contrasting countertops. Integrated oven, hob and extractor. Space for white goods.

### **Bedroom**

A ground floor bedroom benefiting from built in storage wardrobes.

### **Bathroom**

Featuring a three piece suite comprising of bath with shower over, hand basin and close coupled toilet. Neutral tiling.

### **Bedroom**

A generous second bedroom on the first floor. Cupboard housing boiler.

### **Outside**

Outside the property is an enclosed private rear garden and gardens to the front and side of this corner plot providing a range of outdoor spaces. A path from the street leads to the property. A driveway and garage provides off street parking.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 300300.

<https://www.hull.gov.uk/>

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## 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.

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## 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.

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## 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.

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## 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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## AGENTS NOTE

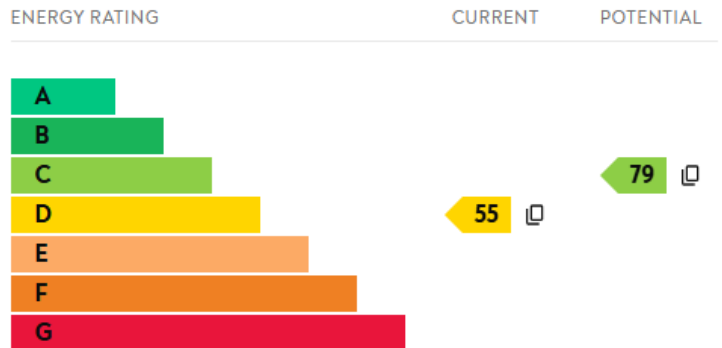
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## A&C Homes Limited T/A Lovelle Estate Agency



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