

Stonesdale, Kingston Upon Hull  
Asking Price £150,000





### KEY FEATURES

- Two Bedrooms
- Semi-Detached Bungalow
- Popular Location
- Low Maintenance Gardens
- Close to Amenities
- Garage
- Newly Fitted Gas Central Heating
- Close to Transport Links
- East Facing Garden
- Accessible Facilities
- Total area 580 Sq. Feet



## DESCRIPTION

Presenting this two bedroom semi-detached bungalow with recently fitted energy efficient gas central heating system.

Step inside this cosy bungalow and you are presented with two generous bedrooms, an inviting sun room, a bright and spacious reception room, accessibility adapted bathroom and a fully fitted kitchen diner.

The bathroom has been equipped with hand rails, a low-level shower tray and a retractable shower screen, fitted for ease and comfort for anyone requiring additional accessibility features. There is a walk-in shower, wall-suspended hand basin, a close-coupled W.C. and a fitted wall unit. The walls have been fully tiled and there are waterproof wall boards in the shower area for ease of cleaning and maintenance.

The bright and stylish kitchen diner is fitted with a range of Oak base and wall units with contrasting work surfaces. A fan-assisted electric oven, four ring halogen hob with extraction above and an integrated fridge freezer complete the appliances offered within the sale. The walls are tiled as splash backs over the work surfaces and there is a fixed dining area.

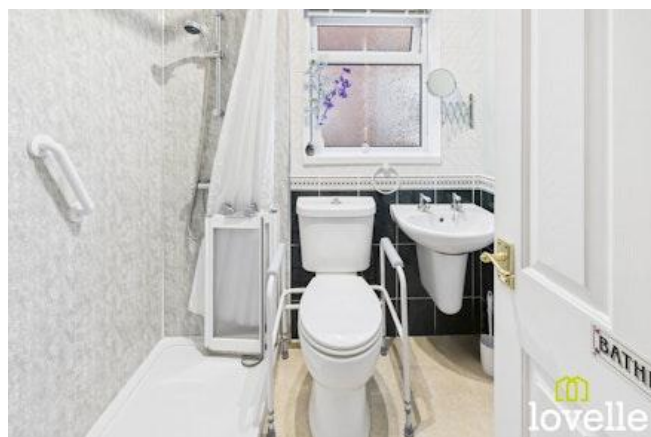
The two bedrooms are to the rear of the property with windows offering views over the rear garden, natural light floods both rooms. The single bedroom features fully-fitted wardrobes and provides access to the sun room.

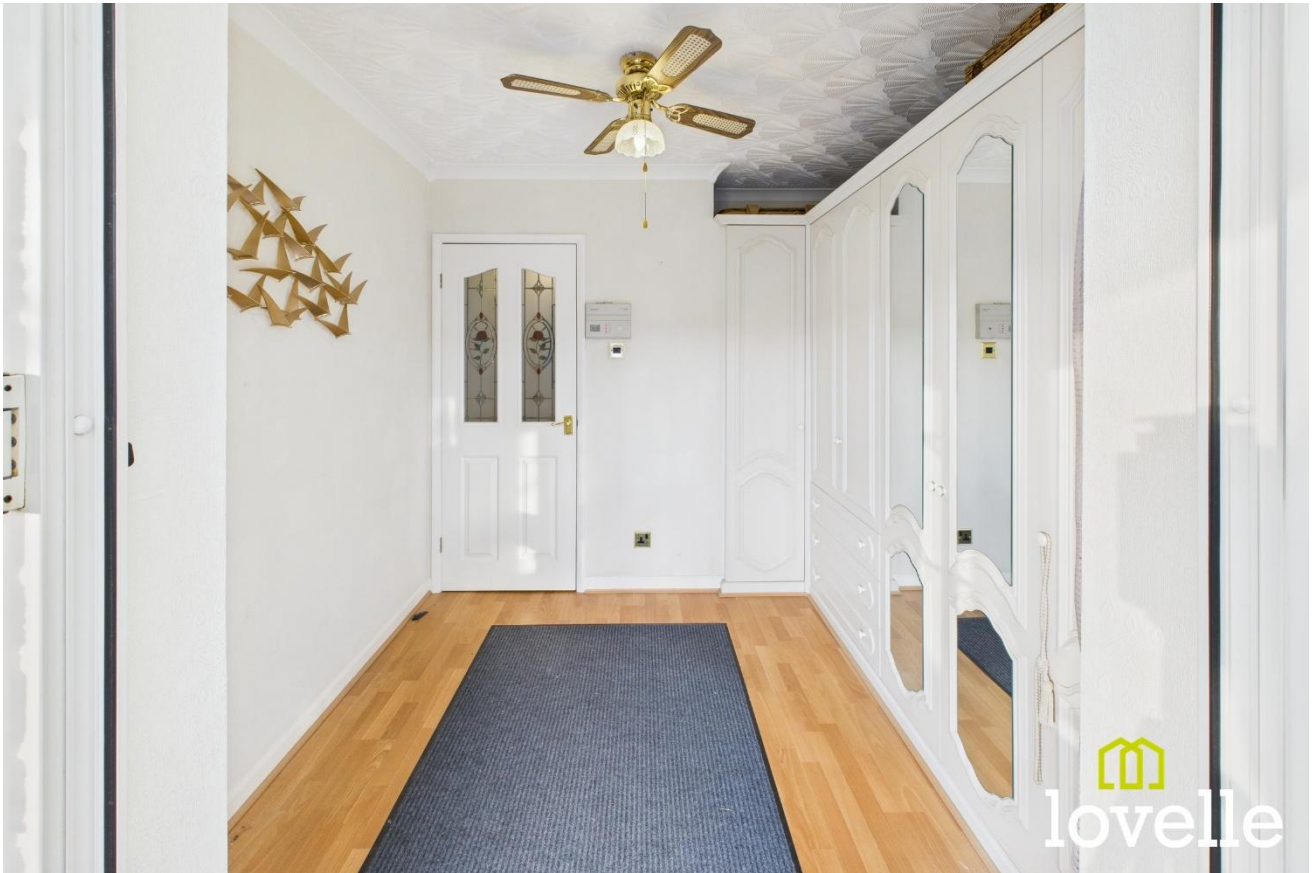
The generous and spacious living / dining room has a bay window to the front of the property and an provides a fireplace as a focal point.

Externally there is a low maintenance front garden with gravel and flower beds and there is a low maintenance garden to the rear also, laid to gravel with paving stones surrounding. Shrubbery, planters and a water features make for an inviting sun-trap, made private with tall fencing around the perimeter!

There is a garage with pedestrian access from the garden and vehicular access from the rear ten-foot.

Viewing is a must to appreciate this property fully so do not delay call Lovelle and book your viewing today!





## PARTICULARS OF SALE

### Kitchen

**3.54m x 2.65m (11'7" x 8'8")**

The kitchen is fitted with a range of Oak base and wall units with contrasting work surfaces. Integrated appliances include; a fan-assisted oven a four-ring halogen hob with the extractor above and an integrated fridge freezer. There is a breakfast bar/dining area and a door leading out to the rear garden. The décor is neutral throughout.

### Reception / Dining Room

**5.11m x 3.04m (16'10" x 10'0")**

This spacious and bright reception / dining room has a bay window the front of the property allowing natural light to flood in and there is a feature fire place as the focal point.

### Bathroom

**1.96m x 1.6m (6'5" x 5'2")**

The bathroom has recently been renovated, with a walk in shower and hand rails for added accessibility features. There is a window to the side of the property, a close-coupled W.C, wall-mounted basin and vanity wall unit.

### Bedroom One

**2.69m x 2.4m (8'10" x 7'11")**

The main bedroom is neutrally decorated throughout with the window to the front elevation.

### Bedroom Two

**3.31m x 3.02m (10'11" x 9'11")**

The second bedroom offers fitted wardrobes and neutral décor throughout. There is a glass door leading to the sunroom.

### Sun Room

**3.23m x 1.68m (10'7" x 5'6")**

The sun room is a great extra space, with windows surrounding allowing for plenty of natural light. Fitted with blinds to the windows.

### Garage

**5.72m x 2.83m (18'10" x 9'4")**

There is a single garage with power and lighting and a powered vehicle door.

### External

To the front there is a low-maintenance garden, with gravel and planters and a side access walkway with a gate, to the rear garden.

To the rear is a further low-maintenance garden, again with gravel and pavers surrounding, shrubbery and planters make up the features of the area.

There is a garage with pedestrian access from the garden and vehicular access from the rear ten-foot.



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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 Kingston Upon Hull City 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 reconsidering 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.

The EPC Rating of this property is: E

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## AGENTS NOTE

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.

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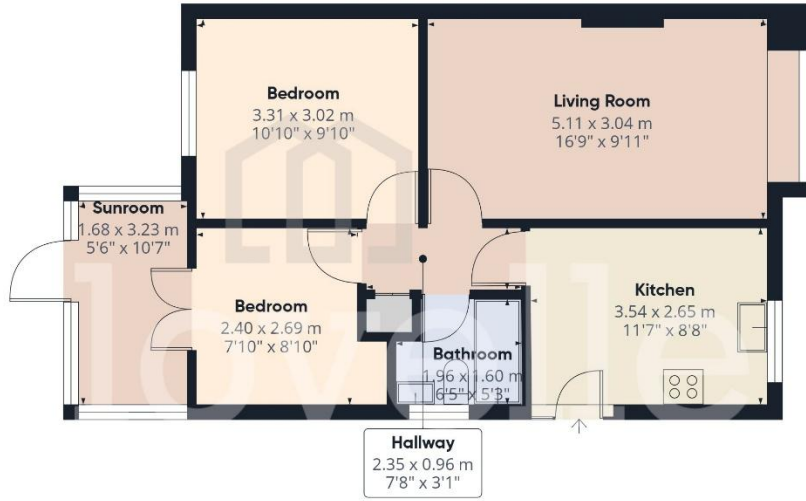
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**A&C Homes Limited T/A Lovelle Estate Agency**

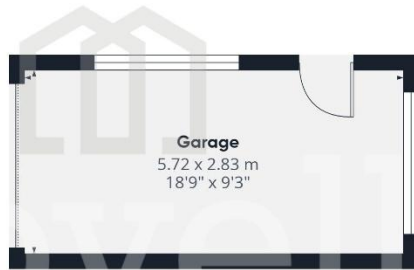


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

70 m<sup>2</sup>  
753 ft<sup>2</sup>

(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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