



Hall Road, Hull, East Riding of Yorkshire
Asking Price £190,000





KEY FEATURES

- Delightful Semi-Detached Property
- Sought After Residential Location
- Three Bedrooms (Two Doubles)
- Two Spacious Reception Rooms
- Contemporary Fitted Kitchen
- Downstairs WC
- Sunroom
- Modern Fitted Three-Piece Bathroom
- Off Street Parking
- Private West Facing Rear Garden
- EPC rating D



DESCRIPTION

This well-presented semi-detached home offers a superb opportunity to purchase a property within this popular residential location. The property boasts multiple reception rooms and enjoys a private West facing rear garden!

The property is entered via a canopied entrance and composite entrance door into a welcoming hallway, which leads through to a lounge at the front of the property filled with natural light from the walk-in bay window. Towards the rear of the property is a spacious dining room which offers a versatile space for both relaxing and entertaining. The dining area has French doors leading directly into the sun room creating a lovely sense of indoor-outdoor living. There is also a well positioned ground floor WC.

Connected via an inner lobby from the dining room, the kitchen offers a rustic charm with a range of wooden effect units, contrasting worktops and natural tiled splashbacks. Integrated appliances include a one and a half bowl sink and drainer, fridge freezer, oven, hob and extractor. The kitchen also enjoys lovely views over the rear garden and has a door to the side elevation.

To the first floor the property offers three well-proportioned bedrooms. The principal bedroom is light and airy with a lovely walk-in bay window to the front elevation and features a fitted bank of sliding wardrobes. The second bedroom overlooks the rear garden and includes fitted sliding wardrobes along with fitted shelving. The third bedroom is positioned to the front of the property, currently utilised as a single bedroom but would also lend itself to an office space. The bedrooms are served by a stylish three-piece house bathroom, with neutral tiling.

Externally, the property benefits from a good-sized rear garden, providing a private outdoor space ideal for families, entertaining or simply enjoying the outdoors. Ample off-street parking and a shed provide further practicality.





PARTICULARS OF SALE

Entrance Hall

Entrance to the property is via a covered entrance porch with composite entrance door. The hall has stairs to the first floor accommodation with storage cupboard beneath, central heating radiator, and doors to the lounge and dining room.

Lounge

With uPVC walk in bay window to the front elevation and three central heating radiators.

Dining Room

A spacious family room with uPVC French doors to the rear elevation leading to the sun room, storage cupboard, central heating radiator and an inner lobby leading the downstairs WC and kitchen.

Sunroom

With uPVC French doors to the rear elevation leading to the garden, central heating radiator.

Kitchen

Fitted with a range of wall and base units in a wooden effect with a contrasting worktop and tiled splashback. Integrated appliances include a one and half bowl sink and drainer with mixer tap, fridge freezer, oven, hob and extractor above. There is space for a washing machine, a uPVC window to the rear elevation, tiled flooring, a uPVC door to the side elevation and a modern vertical radiator.

Downstairs WC

Low flush WC, part tiled walls and a uPVC window to the side elevation.

First Floor Accommodation

Bedroom One

uPVC walk in bay window to the front elevation and central heating radiator.

Bedroom Two

With a bank of fitted sliding wardrobes, fitted shelving, uPVC window to the rear elevation and central heating radiator.

Bedroom Three

With fitted cupboard, uPVC window to the front elevation and central heating radiator.

Bathroom

Fitted with a three piece suite comprising bath with glass screen, rainfall and handheld shower above, along with a fitted vanity unit having a WC with concealed cistern and a semi recessed basin. uPVC window to the side elevation, tiled walls and floor, and heated towel rail.



External

Frontage

The property stands behind wrought iron fencing with inset vehicular gates and is gravelled for ease of maintenance and provides off street parking. To the side of the property is gated access to the rear of the property and an area suitable for bin storage.

Rear Garden

Enjoying a West facing position and a degree of privacy, the rear garden is mainly lawned with a patio area. There is also a shed.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of 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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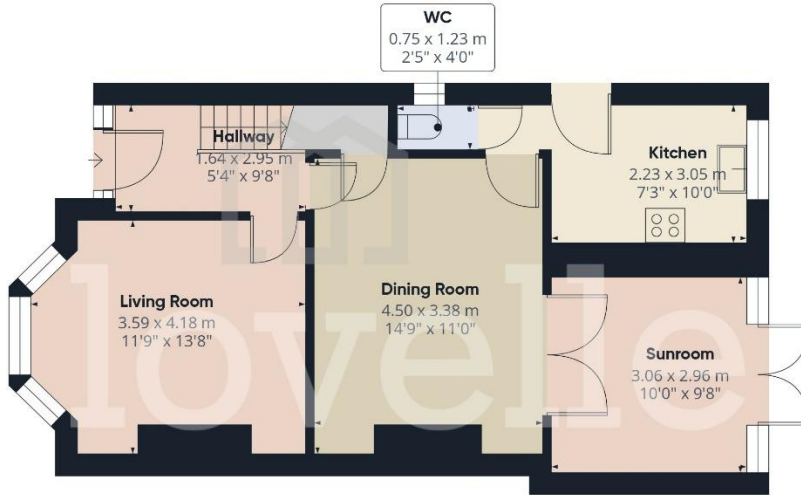
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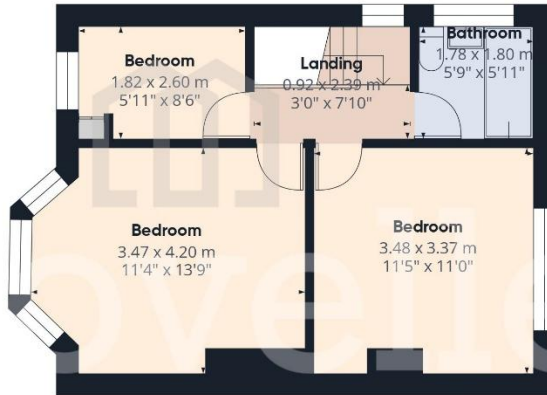


FLOOR PLANS



Floor 0

Approximate total area⁽¹⁾
87 m²
937 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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