

2 Bedroom Terraced House

Rosedale Grove, Hull, HU5 5BX

£110,000



• SUPERB STARTER HOME • TWO BEDROOMS • SPACIOUS BAY WINDOWED LOUNGE • FITTED BREAKFAST KITCHEN • LOW MAINTENANCE GARDEN • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • MUST BE VIEWED





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A superb starter home which is perfectly located within a highly popular residential area.

The accommodation is arranged to two floors and comprises of a spacious bay windowed lounge, and a fitted breakfast kitchen with a range of matching units. To the first floor there are two good sized bedrooms and a bathroom with a white three piece suite, with a shower over the bath and contrasting tiled surround.

Outside to the rear is a good sized low maintenance garden. The garden is mainly laid to lawn with a patio/seating area inset.

To the front of the property the garden has been laid with fine stone chippings for ease of maintenance further to create an off road parking space or hard standing area.

Additionally as one would expect there is a gas central system and double glazing.

This lovely property is offered with vacant possession on completion.

Internally viewing is highly recommended!

Location

The property is ideally located for amenities much needed for day to day living. There are good local shopping centres close by, however for a more extensive shopping experience there are busy retail parks near by with many high street names and supermarkets.

Regular public transport provides easy access to the city centre and surrounding areas.

There are reputable schools and colleges near by together with a doctors surgery and health centre. The MKM Stadium and Hull Royal Infirmary are just a short distance from the property.

For those wishing to spend time with friends and family there are many well visited family restaurants and public houses near by.

Property Description

Ground Floor

Entrance - Part glazed entranced door through to the entrance vestibule.

Entrance Vestibule - Staircase off to the first floor. Built-in meter cupboard.

Lounge - 16' 11" x 11' 5" (5.17m x 3.5m) Extremes to extremes
Double glazed bay window with aspect over the front garden area.
Wall mounted stone focal point electric fire.
Radiator.

Breakfast/Dining area - 14' 9" x 7' 8" (4.52m x 2.37m)
Extremes to extremes
Double glazed window with aspect over the rear garden area
A range of matching walnut effect base drawers and wall mounted units.

Coordinating worksurface housing a 1 and 1/2 bowl single drainer sink unit with a swan neck mixer tap over and a tiled splash back surround.

Space for a cooker with a funnel hood, extractor fan over and a glazed splash back surround.

Plumbing for automatic washing machine.

Plumbing for a dishwasher.

Space for upright fridge freezer.

Space for tumble dryer

Walk in storage cupboard

Double glazed rear entrance door,

Radiator

Coordinating tiled effect flooring

First Floor



Bedroom One - 15' 11" x 11' 7" (4.86m x 3.54m) Extremes to extremes
 Double glazed windows with aspect over the front garden area.
 Built-in storage cupboard
 Radiator

Bedroom Two - 10' 4" x 8' 4" (3.16m x 2.55m) Extremes to extremes
 Double glazed windows with aspect over the rear garden area.
 Radiator.

Bathroom - White three-piece suite, comprising of a panel bath, pedestal wash hand basin and low flush WC.
 Electric shower over the bath with a contrasting splash back surround
 Extractor fan
 Radiator

Landing - Loft hatch to roof void
 Radiator

Exterior

Rear Garden - Full width patio set beneath a timber pergola. The garden has also been laid with artificial grass for ease of maintenance and is enclosed with a high-level timber perimeter and boundary fence with a timber garden shed inset.
 A high-level timber access gate.

Front Garden - Front garden area has been laid with fine stone gravelling for ease of maintenance and further to create an off-road parking space or hard standing area

Council tax band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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