



## Warwickshire Close, Hull, HU5

**£155,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 2

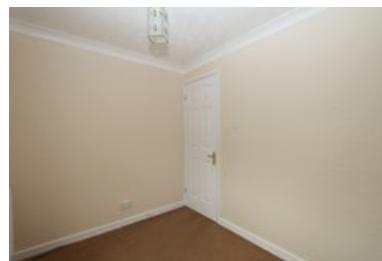
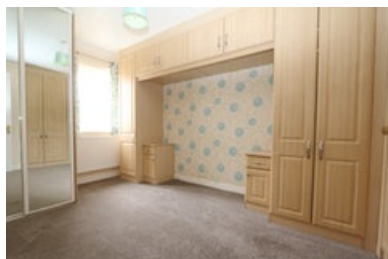
Ground Floor Living Room 4.66m (15'3") x 3.43m (11'3") Box window to front, double radiator, fitted carpet, door to: Door to: Bedroom 1 4.24m (13'11") max x 2.45m (8'1") Window to rear, fitted with a range of wardrobes, double

### Key features:

- Conservatory
- No onward chain
- large garden shed
- off street parking for 2 cars
- gardens to front and rear

## Extra info:

- **Property Age:** 35 years
- **Council Tax:** Band C (£1300.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



HouseSimple are pleased to offer to the market this extremely well presented 2 bedroom semi-detached bungalow, in an area where this type of property rarely becomes available. Offered with no chain and benefits from ample off street parking, spacious conservatory and large timber shed at the rear.

The accommodation briefly comprises, entrance hallway, modern kitchen, living room, bathroom, main bedroom with a variety of fitted wardrobes, bedroom 2 and half brick double glazed conservatory.

Viewing is advised to appreciate what this property has to offer.

## Ground Floor

Living Room 4.66m (15'3") x 3.43m (11'3")

Box window to front, double radiator, fitted carpet, door to:

Door to:

Bedroom 1 4.24m (13'11") max x 2.45m (8'1")

Window to rear, fitted with a range of wardrobes, double radiator, fitted carpet, door to:

Bedroom 2 2.78m (9'1") x 2.11m (6'11")

Window to rear, double radiator, fitted carpet, door to:

## Conservatory

Half brick construction with uPVC double glazed windows, two windows to side, window to rear, double radiator, tiled flooring, door to:

Kitchen 3.40m (11'2") x 1.80m (5'11")

Fitted with a matching range of base and eye level units, plumbing for washing machine, space for fridge/freezer, gas and electric points for cooker, window to front, tiled flooring, open plan, door to:

Bathroom 1.99m (6'6") x 1.80m (5'11")

Fitted with three piece suite comprising bath, wash hand basin and close coupled WC, double radiator, tiled flooring, door to:

Hallway 2.78m (9'1") x 1.20m (3'11")


Double radiator, fitted carpet, access to part boarded loft with power and fitted light, door.

## Floor plan:



Total area: approx. 57.4 sq. metres (617.5 sq. feet)

## Energy Performance Certificate:

**Energy Performance Certificate** 

**4, Warwickshire Close, HULL, HU5 5XF**

|  |   |
|--|---|
| <b>Dwelling type:</b> Semi-detached bungalow | <b>Reference number:</b> 8371-7423-6920-2546-5906   |
| <b>Date of assessment:</b> 06 July 2019      | <b>Type of assessment:</b> RdSAP, existing dwelling |
| <b>Date of certificate:</b> 06 July 2019     | <b>Total floor area:</b> 48 m <sup>2</sup>          |

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 1,647</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 309</b>   |

Estimated energy costs of this home

|                  | Current costs        | Potential costs      | Potential future savings  |
|------------------|----------------------|----------------------|---|
| <b>Lighting</b>  | £ 126 over 3 years   | £ 126 over 3 years   | <div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> <p style="margin: 0;">You could<br/>save £ 309<br/>over 3 years</p> </div> |
| <b>Heating</b>   | £ 1,140 over 3 years | £ 1,029 over 3 years |   |
| <b>Hot Water</b> | £ 381 over 3 years   | £ 183 over 3 years   |   |
| <b>Totals</b>    | <b>£ 1,647</b>       | <b>£ 1,338</b>       |   |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

|  |  |
|--|--|
| <p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) <b>A</b></p> <p style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) <b>B</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(69-80) <b>C</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(55-68) <b>D</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(39-54) <b>E</b></p> <p style="background-color: #ffc107; color: white; padding: 2px;">(21-38) <b>F</b></p> <p style="background-color: #e91e63; color: white; padding: 2px;">(1-20) <b>G</b></p> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 5%; text-align: center;"> <p style="border: 1px solid black; padding: 2px;">Current</p> <p style="border: 1px solid black; padding: 2px;">67</p> </div> <div style="width: 5%; text-align: center;"> <p style="border: 1px solid black; padding: 2px;">Potential</p> <p style="border: 1px solid black; padding: 2px;">87</p> </div> </div> | <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p> |
|--|--|

Top actions you can take to save money and make your home more efficient

| Recommended measures                        | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Floor insulation (solid floor)            | £4,000 - £6,000 | £ 66                         |
| 2 Replace boiler with new condensing boiler | £2,200 - £3,000 | £ 147                        |
| 3 Solar water heating                       | £4,000 - £6,000 | £ 99                         |

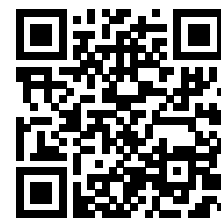
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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### MISREPRESENTATION ACT, 1967.

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