



## Templewaters, Hull, HU7

**£155,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 3

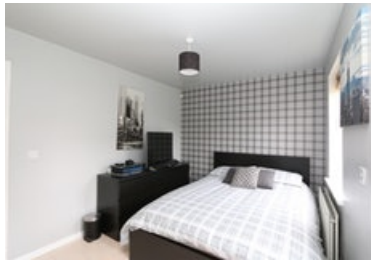
Housesimple are pleased to offer to the market this wonderful 3 bedroom end terrace town house. It is situated in a quiet location in the ever popular Kingswood estate and is an ideal family home. The property is spaced over three floors with 3 double bedrooms, 2 bathrooms, integral g

### Key features:

- Modern Living
- Sought After Location
- 3 Stories
- 2 Bathrooms
- Kitchen Diner
- Integral Garage

## Extra info:

- **Property Age:** 17 years
- **Council Tax:** Band D (£1400.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Housesimple are pleased to offer to the market this wonderful 3 bedroom end terrace town house. It is situated in a quiet location in the ever popular Kingswood estate and is an ideal family home. The property is spaced over three floors with 3 double bedrooms, 2 bathrooms, integral garage and spacious kitchen diner. Viewing is highly recommended to appreciate what this property has to offer.

The property briefly comprises on the ground floor, entrance hallway with W/C, third bedroom with en-suite shower room and integral garage. The first floor offers the living room and kitchen diner. On the second floor there are 2 further bedrooms and house bathroom. To the rear is a low maintenance garden with timber decking area. To the front there is parking for 3 cars.

### Ground Floor

Bedroom 3 3.78m (12'5") x 2.75m (9')

Window to rear, double radiator, laminate flooring, door to:

### Shower Room

Shower and wash hand basin, window to rear, radiator, laminate flooring.

Storage cupboard housing the boiler

### Garage

Up and over door.

### Hallway

Radiator, laminate flooring, stairs, door to:

WC

Fitted with two piece suite comprising, wash hand basin and close coupled WC, radiator, laminate flooring.

First Floor

Living Room 5.00m (16'5") x 3.65m (12') max

Two windows to front, two radiators, fitted carpet, door to:

Kitchen/Diner 5.00m (16'5") x 4.17m (13'8")

Fitted with a matching range of base and eye level units, plumbing for washing machine/dishwasher, space for fridge/freezer, fitted eye level electric oven, built-in four ring electric hob, three windows to rear, radiator, laminate flooring, open plan, door to:

Landing 2.97m (9'9") x 2.08m (6'10")

Stairs.

Second Floor

Bedroom 1 5.00m (16'5") x 3.05m (10')

Two windows to front, two radiators, fitted carpet, door to:

Bedroom 2 4.77m (15'8") x 2.72m (8'11") max

Window to rear, radiator, laminate flooring, door to:

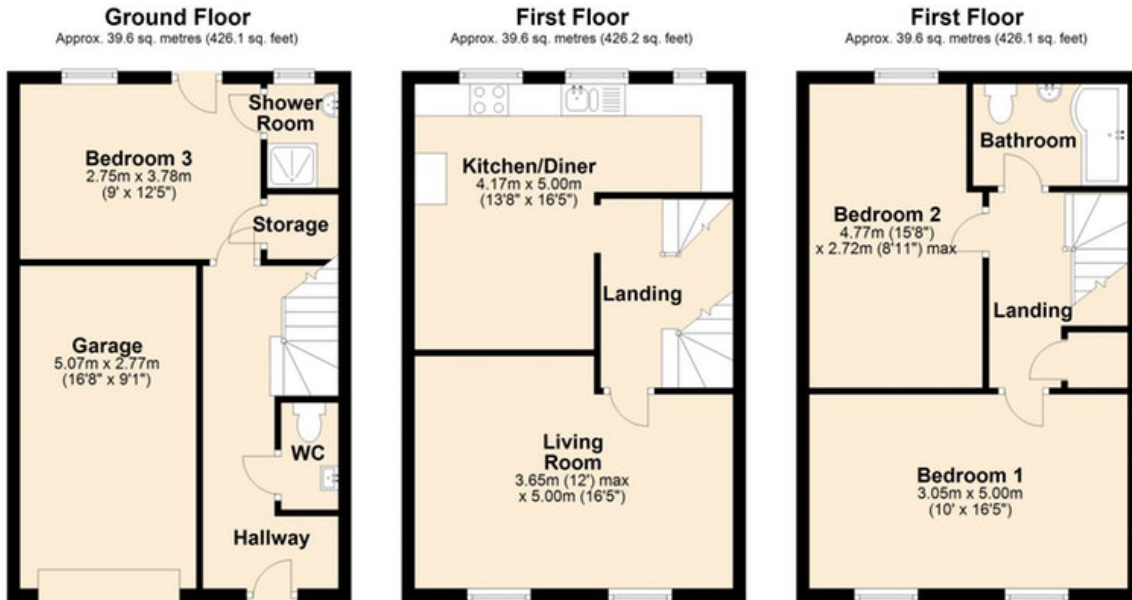
Bathroom 2.43m (8') x 1.60m (5'3")

Fitted with three piece suite comprising bath with shower over, wash hand basin and close coupled WC, vinyl flooring, door to:

Landing 3.07m (10'1") x 2.18m (7'2")

Storage cupboard, fitted carpet.

## Floor plan:



Total area: approx. 118.8 sq. metres (1278.4 sq. feet)

## Energy Performance Certificate:

Energy Performance Certificate

**20, Templewaters, Kingswood, HULL, HU7 3JN**

<b>Dwelling type:</b> End-terrace house	<b>Reference number:</b> 8399-1846-9829-6906-8913
<b>Date of assessment:</b> 04 November 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 04 November 2019	<b>Total floor area:</b> 105 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>£ 2,379</b>
<b>Over 3 years you could save</b>	<b>£ 351</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 237 over 3 years	<div style="background-color: #548235; color: white; padding: 10px; width: 50px; margin: 0 auto;">                     You could save £ 351 over 3 years                 </div>
Heating	£ 1,713 over 3 years	£ 1,569 over 3 years	
Hot Water	£ 429 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 2,379</b>	<b>£ 2,028</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>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #548235; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #d9d9d9;">(81-91) <b>B</b></td> <td style="background-color: #c0c0c0;">(69-80) <b>C</b></td> <td style="background-color: #f0f0f0;">(55-68) <b>D</b></td> <td style="background-color: #f0f0f0;">(39-54) <b>E</b></td> <td style="background-color: #f0f0f0;">(21-38) <b>F</b></td> <td style="background-color: #f0f0f0;">(1-20) <b>G</b></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #d9d9d9;">Current</th> <th style="background-color: #d9d9d9;">Potential</th> </tr> <tr> <td style="text-align: center;">71</td> <td style="text-align: center;">84</td> </tr> </table>	Current	Potential	71	84	<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>
(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>							
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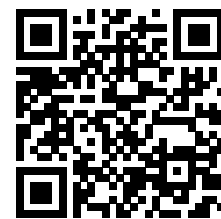
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 234
2 Solar water heating	£4,000 - £6,000	£ 120
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 969

To receive advice on what measures you can take to reduce your energy bills, visit [www.simplesenergyadvice.org.uk](http://www.simplesenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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