



Telford Street, Hull, HU9

£130,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 4

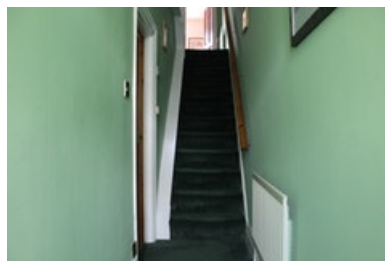
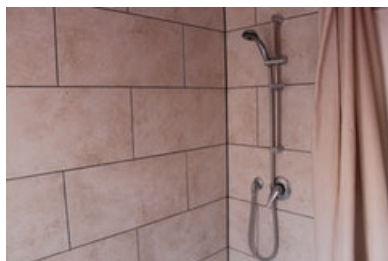
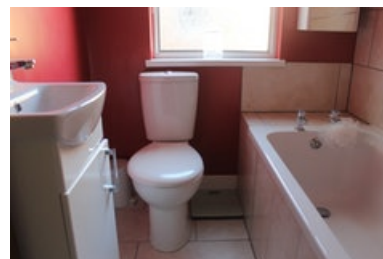
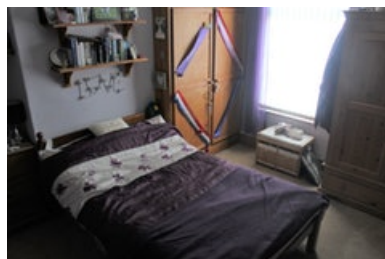
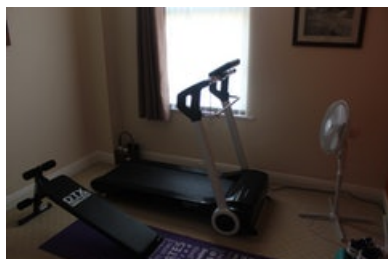
GUIDE PRICE £135,000 - £140,000! ****NO ONWARD CHAIN!**** With no onward chain, this is a fantastic opportunity to purchase a deceptively large and immaculately presented family home. Just a one-minute walk from East Park, the property is located on a highly-regarded street close to local sch

Key features:

- 3/4 Bedrooms
- Loft room
- Spacious Rooms
- Low Maintenance Garden

Extra info:

- **Property Age:** 99 years
- **Council Tax:** Band B (£1306.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



****NO ONWARD CHAIN!****

With no onward chain, this is a fantastic opportunity to purchase a deceptively large and immaculately presented family home. Just a one-minute walk from East Park, the property is located on a highly-regarded street close to local schools, transport links, shopping facilities and amenities. This property is an ideal home with its spacious rooms, modern bathroom and kitchen, downstairs w/c and a large loft room currently being used as a bedroom. There are 3 large loft storage areas all fully boarded with easy access and lighting. The enclosed rear garden is private, pretty, and extremely low maintenance being comprised of a stone patio, artificial lawn and sun deck. The property benefits from uPVC double glazing throughout, gas central heating and a modern combi boiler which has 3 years' warranty remaining. There is nothing to do other than move straight in!

Floor plan:



Total area: approx. 123.5 sq. metres (1329.1 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

15, Telford Street, HULL, HU9 3DU

Dwelling type: Mid-terrace house	Reference number: 8691-7121-2760-4586-9922
Date of assessment: 26 September 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 26 September 2019	Total floor area: 135 m ²

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

Estimated energy costs of dwelling for 3 years:	£ 3,768
Over 3 years you could save	£ 1,419

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0; color: green; font-weight: bold;">You could save £ 1,419 over 3 years</p> </div>
Heating	£ 3,219 over 3 years	£ 1,800 over 3 years	
Hot Water	£ 291 over 3 years	£ 291 over 3 years	
Totals	£ 3,768	£ 2,349	

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: 0.8em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #90ee90; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #90ee90; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ffa500; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ff4500; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #ff0000; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.8em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.8em; border-bottom: 1px solid black;">Current</th> <th style="font-size: 0.8em; border-bottom: 1px solid black;">Potential</th> </tr> <tr> <td style="font-size: 2em; border: 1px solid black; display: inline-block; padding: 5px;">62</td> <td style="font-size: 2em; border: 1px solid black; display: inline-block; padding: 5px;">83</td> </tr> </table>	Current	Potential	62	83
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Current	Potential											
62	83											

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 309
2 Room-in-roof insulation	£ 1,500 - £2,700	£ 426
3 Internal or external wall insulation	£4,000 - £14,000	£ 507

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 or call freephone 0800 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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