

## Telford Street, Hull, HU9

**£95,000**

Offers in Excess of

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

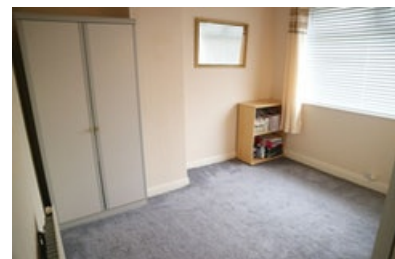
THIS SPACIOUS TWO BEDROOMED MID TERRACED HOUSE! JUST A STONE'S THROW FROM EAST PARK. A MODERN SHOWER ROOM WITH WC TO THE GROUND FLOOR. FAMILY BATHROOM WITH WC TO THE FIRST FLOOR. DON'T DELAY. VIEW TODAY. NO CHAIN. Thi

## Key features:

- Gas Central Heating
- Double Glazing
- Close To Public Transport
- No Chain Involved
- Ideal First Time Buyers
- Shops And Amenities Nearby
- Popular Residential Location
- Ideal Buy To Let
- Low Maintenance Front And Back Garden
- Immaculate Throughout
- Good Catchment Area For Schools
- Close To East Park
- Good Transport Links

## Extra info:

- **Property Age:** 87 years
- **Council Tax:** Band A (£1119.67 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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**This spacious and well maintained two double bedroomed house, has two separate reception rooms, and the added benefit of a modern shower room, with wc to the ground floor, and a family bathroom with wc to the first floor. Within easy walking distance to East Park, and in a sought after school catchment area. Amenities in abundance within a short walking distance.**

**Both painted and decorated throughout, with modern neutral colours, and recently fitted carpets. Ideal for first time buyers or investors! Installed with Hvac double glazing and full gas central heating. A recently**

**first time buyers or investors:** installed with UPVC double glazing and full gas central heating. A recently replaced flat roof on the extension of the house, which is guaranteed for 10 years. Electrics recently upgraded. The property briefly comprises of, entrance hall, lounge, dining room, brand new downstairs shower room with wc, and a large modern fitted kitchen extension to the ground floor. The first floor provides two large double bedrooms and a family bathroom with wc. The exterior of the property provides a maintenance free front garden. To the rear of the property, is a fully enclosed garden, which provides mainly patio area, green house and a larger than average storage shed.

**Entrance Hall** - Stairs leading off to first floor, and lounge door entrance, leading to recently painted neutral coloured lounge with new fitted carpet. UPVC double glazed front door. New vinyl flooring. Radiator. Light point.

**Lounge 13'8" x 11'8"** - The lounge has recently been painted throughout with modern neutral colours. With new fitted carpet. Upvc double glazed bay window to the front aspect. Radiator. Light point. Power points. Door leading through into separate dining room.

**Dining Room 15'2" x 9'9"** - Recently painted and decorated modern dining room with new fitted carpet. New fireplace with electric fire. Under stairs cupboard. Radiator. Internet access point. Light point. Power points, Leading into open plan kitchen. Ideal for both entertaining your guests, whilst cooking and chatting at the same time.

**Kitchen 12'0" x 8'8"** - A lovely modern kitchen, which is light and airy, with a UPVC double glazed door and UPVC double glazed window to the rear aspect. Range of high gloss white wall and base units with contrasting work surfaces, tiling to splash backs. Plumbed for automatic washing machine, stainless steel sink. Electric free standing cooker with stainless steel chimney style extractor fan. New vinyl flooring. Light point. Power points.

**Downstairs shower room 11'0" x 5'2"** - New modern shower room, with new Triton electric shower. Completely fully retiled with ivory cream metro tiles. Ceiling finished in a buttermilk colour. Low level WC. Pedestal wash hand basin and walk in modern shower. A modern high gloss white wall mounted cabinet. Radiator. Light point. Featuring a UPVC double glazed obscure window to the rear.

## First floor

**Landing** - Doors leading off to two large recently painted and decorated double bedrooms and family bathroom with wc and wash hand basin. Light point. Loft access.

**Master Double Bedroom 15'2" x 13'5"** - A larger than average painted and decorated modern style bedroom. Upvc double glazed large bay window to the front aspect. New fitted carpet. Light point. Power points. Radiator.

**Bedroom Two 10'7" x 9'3"** - Second double bedroom, which has recently been painted in modern neutral colours. Upvc double glazed window to rear aspect. Boiler cupboard with Ideal combination gas boiler enclosed. Radiator. Light point. Power points.

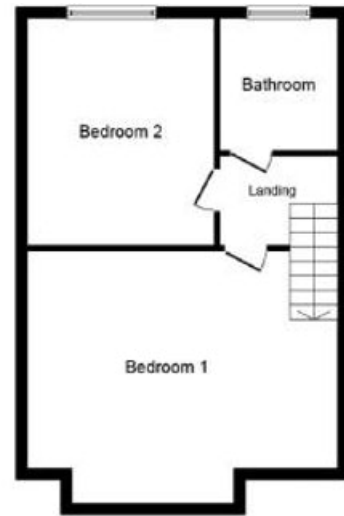
**Bathroom 5'8" x 5'4"** - Modern white bathroom suite, with low level wc, modern wash hand basin. Part tiled. UPVC double glazed window to the rear aspect. Light point.

**Exterior** - The exterior of this property provides a maintenance free front garden. And to the rear of the property, is a fully enclosed garden, which provides mainly patio area, green house and a larger than average storage shed.

**Floor plan:**



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## Energy Performance Certificate:

**Energy Performance Certificate**
 HM Government

**164, Telford Street, HULL, HU9 3DZ**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 9688-9014-7299-1788-3914
<b>Date of assessment:</b> 18 January 2018	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 19 January 2018	<b>Total floor area:</b> 79 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>£ 2,229</b>
<b>Over 3 years you could save</b>	<b>£ 645</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 291 over 3 years	£ 168 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;">                     You could save £ 645 over 3 years                 </div>
<b>Heating</b>	£ 1,656 over 3 years	£ 1,224 over 3 years	
<b>Hot Water</b>	£ 282 over 3 years	£ 192 over 3 years	
<b>Totals</b>	<b>£ 2,229</b>	<b>£ 1,584</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**

	Current	Potential
	67	87

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	£ 108
2 Internal or external wall insulation	£4,000 - £14,000	£ 342
3 Low energy lighting for all fixed outlets	£30	£ 111

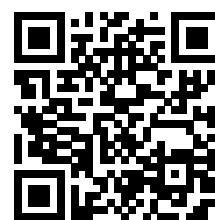
See page 3 for a full list of recommendations for this property.

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 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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