



Alston Avenue, Hull, HU8

£99,950

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

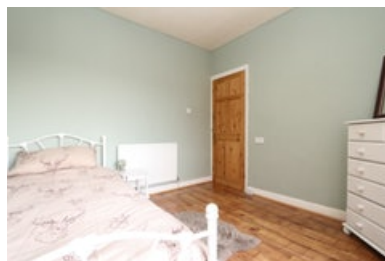
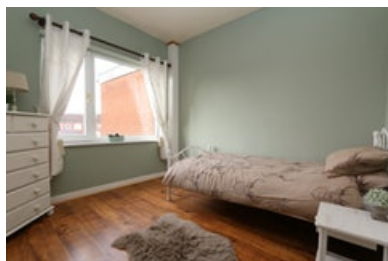
Housesimple is pleased to present this property in Hull. Ground Floor Living Room 3.94m (12'11") x 3.65m (12') Box window to front, fireplace, double radiator, laminate flooring, open plan, door to: Dining Area 4.78m (15'8") x 2.72m (8'11") Window

Key features:

- Spacious rear garden
- open plan living
- 3 bedrooms
- well situated for local amenities
- family home

Extra info:

- **Property Age:** 84 years
- **Council Tax:** Band A (£1200.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Housesimple are pleased to offer to the market this 3 bedroom semi detached family home. This is a well presented property and offers a wonderful opportunity to a host of buyers from First Time buyers to investors alike. It benefits from an impressive sized rear garden with garage, 3 bedrooms and open plan living.

The property briefly comprises; entrance hall, open plan living dining area, house bathroom and kitchen on the ground floor. Stairs from the entrance hall rise to the first landing and offers 3 bedrooms.

Ground Floor

Living Room 3.94m (12'11") x 3.65m (12')

Box window to front, fireplace, double radiator, laminate flooring, open plan,

Dining Area 4.78m (15'8") x 2.72m (8'11")

Window to rear, double radiator, laminate flooring,

Bathroom 3.10m (10'2") x 1.50m (4'11")

Fitted with three piece suite comprising bath, wash hand basin and close coupled WC, window to rear, double radiator, fitted carpet.

Kitchen 3.18m (10'5") x 3.10m (10'2")

Fitted with a matching range of base and eye level units, plumbing for washing machine, space for fridge and freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, window to rear, double radiator, laminate flooring,

Hall

Double radiator, laminate flooring, stairs, door

First Floor

Bedroom 1 4.78m (15'8") max x 3.46m (11'4")

Window to front, twoStorage cupboard, radiator, double door,

Bedroom 2 2.90m (9'6") x 2.89m (9'6")

Window to rear, radiator, laminate,

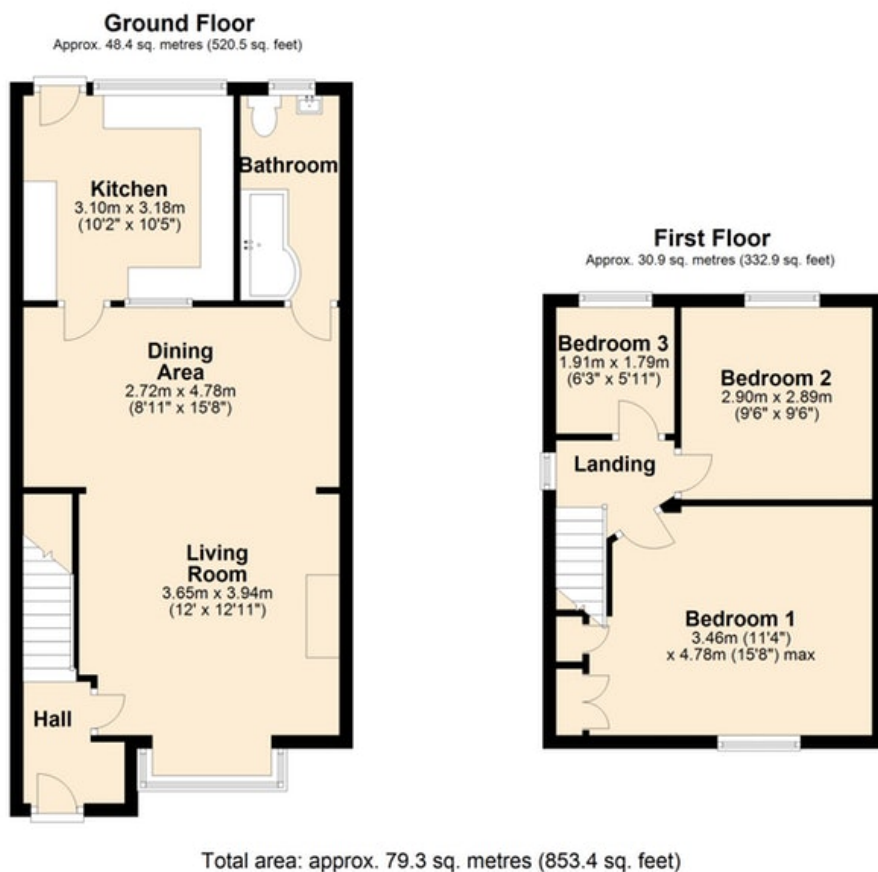
Bedroom 3 1.91m (6'3") x 1.79m (5'11")

Window to rear, double radiator,

Landing

Window to side.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

1, Alston Avenue, HULL, HU8 8UA

Dwelling type: Semi-detached house	Reference number: 2178-4991-7209-6571-8974
Date of assessment: 23 November 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 November 2019	Total floor area: 86 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:	£ 2,547
Over 3 years you could save	£ 630

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	
Heating	£ 2,067 over 3 years	£ 1,560 over 3 years	
Hot Water	£ 285 over 3 years	£ 162 over 3 years	
Totals	£ 2,547	£ 1,917	

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 style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #006400; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #90ee90; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #90ee90; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffa500; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ff4500; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #ff0000; text-align: center;">(1-20) G</td></tr> </table> <p>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: 8px;">Current</th></tr> <tr><td style="font-size: 24px; font-weight: bold;">64</td></tr> </table>	Current	64	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 8px;">Potential</th></tr> <tr><td style="font-size: 24px; font-weight: bold;">83</td></tr> </table>	Potential	83	<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>
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Top actions you can take to save money and make your home more efficient

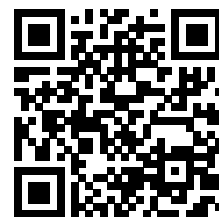
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 330
2 Floor insulation (suspended floor)	£800 - £1,200	£ 177
3 Solar water heating	£4,000 - £6,000	£ 126

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.

MISREPRESENTATION ACT, 1967.

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