

SUMMARY

Mid Terrace Family House with
Double Storey Extension

Three Bedrooms All With
Fitted Wardrobes

Large Dining Kitchen With
Cloakroom/WC Off

Garden To The Front & Parking
& Garage To The Rear

Vacant Possession & No Chain
Involved

EPC Rating - C - Council Tax
Band B - Hull Council - Tenure
- Freehold



DESCRIPTION

An internal viewing of this extended mid terraced family house is an absolute must!! offering generous living space with a large dining kitchen, downstairs WC, parking to the rear and all three bedrooms have fitted wardrobes view now to avoid disappointment. Briefly comprising of: Entrance Hall, Lounge with feature fireplace, large dining kitchen with cloakroom/WC off. To the first floor: Three bedrooms all with fitted wardrobes and good sized family bathroom. Outside: To the front of the property is a low maintenance garden with artificial lawn and decked seating area. To the rear is a garage and off road parking.





ACCOMMODATION

Entrance Hall

Double glazed door and window, to the front elevation, single radiator and tiled effect flooring

Lounge

Double glazed sliding patio door leads to the front garden, modern style feature fireplace with electric inset fire and Italian marble hearth & surround, under stairs cupboard housing metres, wall mounted tall radiator, coving, centre ceiling rose and solid oak flooring

Dining Kitchen

Beach effect fitted wall base units with roll edge laminated work surfaces and laminated splash backs, 1.5 bowl sink drainer unit, 4 ring electric hob with extractor cooker hood over, built-in electric double oven, space for fridge freezer, integrated washing machine and dishwasher, built-in wine rack, double glazed window to the side elevation as well as two double glazed Velux windows to the ceiling, double glazed door to rear garden, tiled effect flooring.

Cloakroom/WC

WC with concealed system and vanity unit wash and basin vanity unit with cupboards beneath the storage laminated splash back and extractor fan.

First Floor Landing

Stairs from hallway cupboard for storage, and loft hatch access

Bedroom 1

Double glazed window to front elevation, fitted wardrobes with sliding doors, shelving hanging space and drawers, single radiator, coving and ceiling rose

Bedroom 2

Double glazed window to rear and side elevation, fitted wardrobes with shelving and hanging space and built-in drawer unit, single radiator, wash hand basin vanity unit, natural wood flooring, electric shaving socket and coving

Bedroom 3

Double glazed window to rear elevation, built in wardrobes with sliding doors shelving and hanging space and built-in drawer unit, single radiator, coving and wood laminate flooring

Bathroom

Fitted white suite comprising of: bath with mixer taps and plumbed shower over, wash hand basin in vanity unit with cupboards beneath for storage, WC, electric shaving socket, extractor fan, single radiator, fully tiled walls, flush spotlighting, tiled effect flooring, and double glazed opaque window to rear elevation

Outside

To the front of the property is an enclosed low maintenance garden with artificial lawn, raised decked area, gravel borders inset shrubs, timber access gate and fence to surround. To the rear of the property is an enclosed block paved garden providing parking with double opening wrought iron gates, outside tap and light and timber fence to surround. Garage via rear access with up and over door power lighting and metal access door.

Agents Notes

In most cases we use wide angle lens photography to ensure we capture as much of the room and its features. This can distort the image slightly and should be considered alongside the other details within the particulars. Oscars give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Purchasers and potential purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to assess their accuracy. No person in the employment of Oscars has the authority to make or give any representation or warranty in relation to the property. In compliance with NTSELAT guidance on referral fees, we confirm that



vendors and prospective purchasers will be offered estate agency and other associated services for which certain referral fees/commissions may be made available to the agent. Full details can be found on our website

Fixtures & Fittings

Fixtures and fittings within the property may be available by separate negotiation unless otherwise stated. Any items of particular importance to you can be verified with our team.

Free Valuation

If you are considering selling or letting your property, we would be delighted to provide a free valuation and marketing advice. Please contact the office on 01482 446644 to arrange an appointment.

Property Information

The property is a mid terraced house of brick-built construction with a tiled roof. There are 7 rooms comprising of: Entrance Hall, Lounge, Dining Kitchen, Cloakroom/WC, Three Bedrooms and Bathroom. There is electric, water and sewerage connected (not tested) and there is a gas central heating system. There is broadband provision for Standard and Ultrafast with the providers KCom & Connexin and there is 'likely' voice and data mobile phone coverage indoor with 2 providers and 'likely' voice and data coverage outdoor with 4 providers. There is a garage with the property for parking and a drive. There are solar panels on the property which are owned outright and will transfer to the new purchaser.



FLOORPLAN



DIRECTIONS

Situated in a popular residential location with lots of local shops and amenities on the doorstep including Asda and Kingswood retail shopping park. Close to local schools, access to good transport and road links. Newtondale is situated off Nidderdale.

Energy performance certificate (EPC)

403, Newtondale
HULL
HU7 4BW

Energy rating

C

Valid until:

4 August 2025

Certificate number:

0748-4037-7218-3585-0930

Property type

Mid-terrace house

Total floor area

93 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		