



## 1 Patterdale Road

Hull

HU5 5AP

£173,950

Offered onto the market with NO CHAIN INVOLVED, this delightful and much-improved 3 Bedroom end house provides great family accommodation which briefly comprises the following:- Open Porch, Entrance Hall, Lounge, Dining Room, well-fitted Kitchen including some integrated appliances, Conservatory and on the first floor, 3 Bedrooms and Bathroom/WC. To the front of the property there is a gravelled area and access providing off street parking and the rear enjoys a good-size garden together with rear vehicle access which leads to a concrete-sectional detached garage. This well-presented property is situated in a popular and convenient area. Viewing is recommended.



# Property Features

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- No Chain Involved
- Spacious End House
- 3 Bedrooms
- 2 Reception Rooms
- Gas Central Heating/uPVC Double Glazing
- Conservatory
- Off Street Parking Plus Rear Access And Garage
- Well-Cared-For Accommodation

# Full Description

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THESE DETAILS ARE DRAFT DETAILS ONLY AND ARE AWAITING APPROVAL BY THE VENDOR

## LOCATION

The property is situated in this very popular and convenient area close to local facilities including shops, public transport, schools and convenient travelling distance for Hull city centre and for access to the motorway network.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### OPEN PORCH

#### ENTRANCE HALL

With half obscured uPVC double glazed door and uPVC side

window, laminate flooring, staircase leading to the first floor with spindled balustrade, cornice to ceiling, understairs storage cupboard and radiator with feature cover.

#### LOUNGE

13' 8" x 11' 9" (4.17m x 3.58m)

Measured into recess and bay. With uPVC double glazed window which overlooks the front, fire surround with "marble" inset/hearth and coal living flame gas fire, laminate flooring, double central heating radiator, TV point, cornice to ceiling, double doors lead:-

#### DINING ROOM

17' 6" x 10' 8" (5.33m x 3.25m)

Measured at widest points. With uPVC double glazed French doors leading to the rear garden and uPVC side and overhead windows, laminate flooring, cornice to ceiling and double central heating radiator.

#### WELL-FITTED KITCHEN

12' 3" x 8' 3" (3.73m x 2.51m)

With a good range of fitted base and wall mounted units with worktop surface areas and tiled surround, one and a half bowl sink and drainer with mixer tap, plumbing for automatic washing machine, built-in oven and separate grill, cornice to ceiling, laminate flooring, cupboard housing boiler serving central heating and hot water, extractor/cooker hood, four ring gas hob, pull-out racking cupboard, uPVC double glazed window which overlooks the side and part tiled walls.

#### CONSERVATORY

10' 5" x 7' 8" (3.18m x 2.34m)

With uPVC double glazed double glazed windows and french doors leading to the garden, laminate flooring and electric wall mounted heater.



# Full Description

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## FIRST FLOOR

### LANDING

With uPVC double glazed window which overlooks the side, laminate flooring and access via drop-down ladder to boarded out loft space with skylight window.

### BEDROOM 1

13' 6" x 10' 11" (4.11m x 3.33m)

Measured into bay. With uPVC double glazed bay window which overlooks the front, single central heating radiator, cornice to ceiling, dado rail and TV point.

### BEDROOM 2

11' 2" x 11' 0" (3.4m x 3.35m)

Measured into bay and recess. With a half uPVC double glazed bay window which overlooks the front, cornice to the ceiling, built-in cupboard and laminate flooring.

### BEDROOM 3

7' 5" x 7' 3" (2.26m x 2.21m)

With uPVC double glazed window which overlooks the front, laminate flooring and cornice to ceiling.

### BATHROOM

6' 1" x 5' 1" (1.85m x 1.55m)

With a panelled bath having mixer tap and separate shower over and shower screen, two fully-tiled walls with remainder walls half-tiled, pedestal wash hand basin with mixer tap, low level WC, coving to ceiling, uPVC obscured window which overlooks the rear of the property and feature heated chrome towel rail.

## OUTSIDE

To the front of the property there is a gravelled area which provides off-street parking, brick-walling and path. The rear enjoys a good-size garden with decking leading onto lawn and gravelled areas with various trees, bushes and flowerbeds, potting shed also rear vehicular access which leads to a concrete-sectional detached garage.

## TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

## VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

## ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

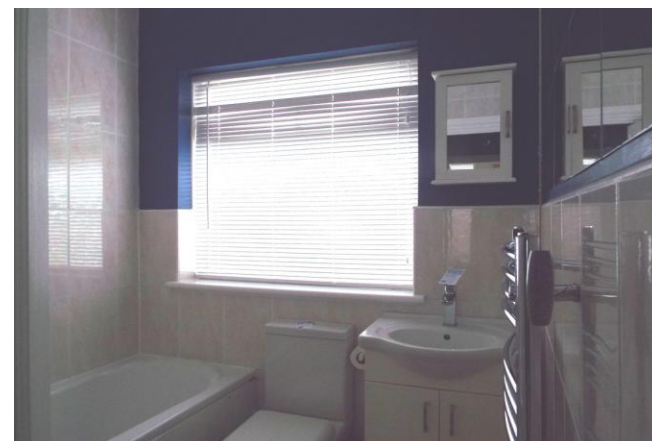
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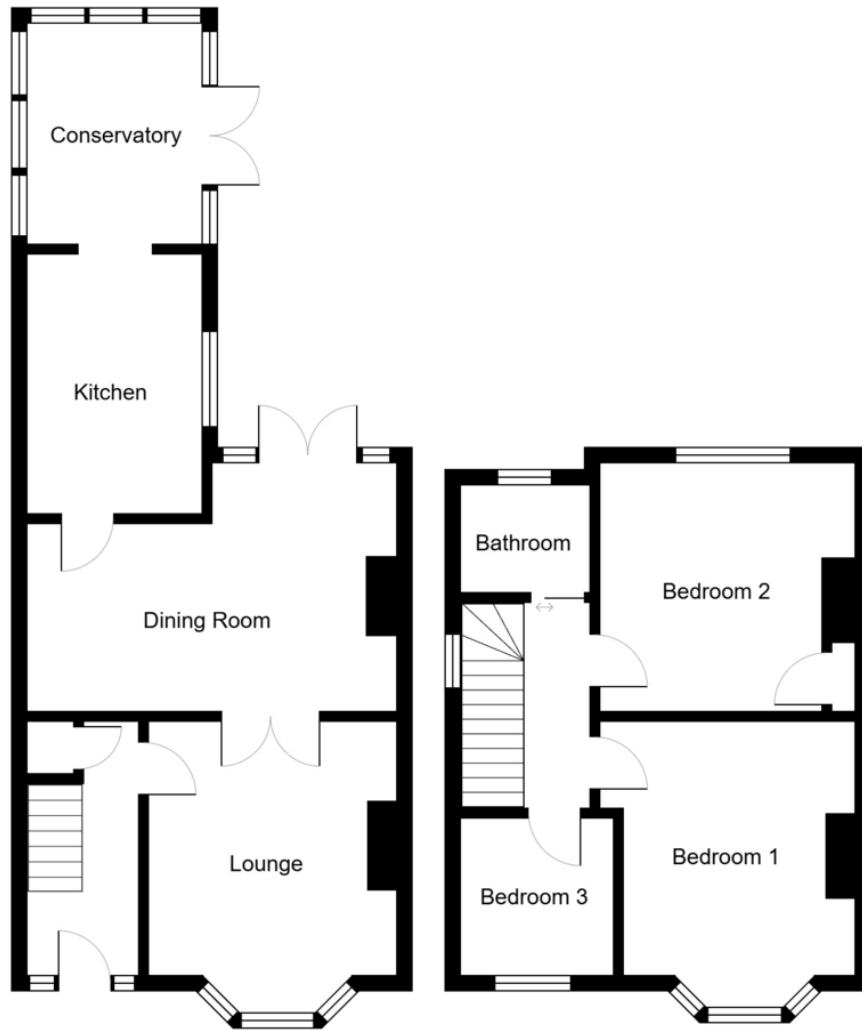
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Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDORS' APPROVAL

All measurements are approximate and for display purposes only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

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