71 Nelson Road, Hull, Yorkshire, HU5 5HN

£126,950

- Traditional Terrace
- Modern Kitchen
- Attractive Accommodation
- Gardens & Garage
- Three Bedrooms
- C/Heating & D/Glazing
- Through Lounge/Diner

EPC = D
INTRODUCTION
This attractive traditional terraced property is situated in this popular location and well placed for local amenities most of which are to be found along Willerby Road. The property has been extended to the rear at ground floor level offering enhanced living accommodation which includes an entrance hall, through lounge/diner, kitchen and cloaks/W.C. At first floor level there are three bedrooms and a bathroom. The accommodation boasts central heating and double glazing. Gardens extend to both front and rear of the property and a garage is situated to the rear via a “tenfoot” access.

LOCATION
Nelson Road is located off Willerby Road and is conveniently placed for local shops and amenities. The property is ideally placed for access to Hull city centre, the Humber Bridge and A63/M62 motorway network. A regular bus route lies nearby.

ACCOMMODATION
Residential entrance door to:

ENTRANCE VESTIBULE
With door to:

ENTRANCE HALL
With feature flooring and stairs to first floor off.

LOUNGE/DINER
DINING AREA

14’11” x 10’1” approx (4.55m x 3.07m approx)
With feature flooring, double doors to the rear garden and open plan to:

LOUNGE AREA

10’8” x 10’5” approx (3.25m x 3.18m approx)
With feature flooring and bay window to front elevation.

KITCHEN

12’5” x 6’2” approx (3.78m x 1.88m approx)
Having a range of modern base and wall units with contrasting work surfaces over, one and a half sink and drainer, integrated electric oven and hob with chimney style extractor over, space for a fridge freezer, plumbing for automatic washing machine and dishwasher, feature flooring, window to side elevation and door to garden.
CLOAKS
With pedestal wash hand basin, window to side elevation and door to:

W.C.
With low flush W.C. and window to side elevation.

FIRST FLOOR

BEDROOM 1
10’8” x 9’11” approx (3.25m x 3.02m approx)
With bay window to front elevation.
**BEDROOM 2**

10'2" x 9'11"(max) approx (3.10m x 3.02m(max) approx)
With window to rear elevation.

**BEDROOM 3**

7'1" x 5'7" approx (2.16m x 1.70m approx)
With window to front elevation.

**BATHROOM**

Three piece suite comprising bath with shower over, pedestal wash hand basin, low flush W.C., heated towel rail, partly tiled walls and window to rear elevation.
OUTSIDE
The front garden is gravelled and a path leads to the front door. The rear garden is mainly laid to lawn with a patio area and a single garage is accessed via a "tenfoot".

REAR VIEW OF PROPERTY

TENURE
Freehold

COUNCIL TAX BAND
From a verbal enquiry we are led to believe that the Council Tax band for this property is Band. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS
Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING
Strictly by appointment through the agent. Brough Office 01482 669982.
AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band £0 - £125,000 0% £125,001 - £250,000 2% £250,001 - £925,000 5% £925,001 - £1,500,000 10% £1,500,001 and over 12% Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIME ___________DAY/DATE __________________________ SELLERS NAME(S) _______________________________
Ground Floor
Approx. 496.8 sq. feet

Dining Area

Lounge Area

First Floor
Approx. 335.9 sq. feet

Bedroom 2
Bathroom

Bedroom 1

Bedroom 3

Total area: approx. 803.7 sq. feet
## Energy Efficiency Rating

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**England & Wales**

EU Directive 2002/91/EC

### Environmental Impact (CO₂) Rating

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