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### HUDSON PROPERTY







# 39 Burcott Garth, Hull **£89,500**

- Mid-Terrace House
- Well Maintained
- Two Double Bedrooms
- Modern Shower Room

- New Gas Central Heating
- Majority uPVC D.G.
- Attractive Gardens
- Chain Free!

# 39 Burcott Garth, Hull £89,500

### **INTRODUCTION**

Offered with no chain, this well maintained property is situated at the Runcorn Garth end of Burcott Garth, with on-street parking available on both. The house itself, which is mid-terrace, has been this family's home since 1962! It is set out over two floors, with the ground floor comprising an entrance hall, living room, kitchen, and outside store, and the first floor, a landing, two double fitted bedrooms, modern shower room, and separate WC. The house has recently been fitted with gas cental heating and the majority of the windows are uPVC double-glazed. With attractive, fully enclosed gardens to both the front and rear, this property really is worth seeing, so call Hudson Property now to book your viewing!



#### **GROUND FLOOR**

#### **Entrance Hall**

#### 1.66m x 0.96m (5'5" x 3'2")

Timber front door with complementary single-glazed side window, carpet, radiator, staircase to first floor landing.

#### **Living Room**

4.56m max into alcoves x 3.66m max (15'0" max into alcoves x 12'0" max)

Carpet, radiator, cornices, fireplace, window to front elevation, internal window to kitchen, shelved understairs cupboard housing fuse box, electricity and gas meters.

#### Kitchen

#### 3.05m min x 2.63m (10'0" min x 8'8")

Linoleum floor, radiator, range of fitted units, cupboards and work tops with splash-back tiling, stainless steel sink and drainer unit, space and



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plumbing for washing machine, space for cooker, fridge and freezer, glass-panelled door and window to rear elevation, internal window to living room, door leading to small shelved pantry also housing the boiler.

#### **Store Room**

2.66m max x 1.84m (8'9" max x 6'0") This area can only be accessed from the rear garden, with both a door and window to the rear elevation.

### **FIRST FLOOR**

#### Landing

2.57m max x 1.68m max (8'5" max x 5'6" max) Carpet, radiator, access hatch to loft space.

#### **Bedroom 1**

4.60m max incl. wdbs x 2.88m (15'1" max incl. wdbs x 9'5")

Carpet, radiator, range of fitted wardrobes and cupboards, window to front elevation, small walk-in wardrobe also having small window to front elevation.

#### **Bedroom 2**

#### 3.44m max x 2.94m max (11'3" max x 9'8" max)

Carpet, radiator, range of fitted furniture including wardrobes and cupboards, single-glazed metal framed window to rear elevation, large integral shelved airing cupboard also housing the hot water cylinder beneath, further small integral wardrobe with shelving.

#### **Shower Room**

#### 1.66m x 1.64m (5'5" x 5'5")

Fully tiled floor and walls, radiator, pedestal wash basin with mirrored medicine cabinet over, shower cubicle with electric shower, window to rear elevation.

#### WC

1.65m max x 0.82m max (5'5" max x 2'8" max) Carpet, radiator, high-flush WC, single-glazed metal framed window to rear elevation.

#### **OUTSIDE**

#### Front & Rear

Front: on-street parking nearby, fully enclosed garden laid mainly to lawn with borders.

Right hand side: shared passage at the far end of which there is a locked door providing access to the rear gardens.

Rear: fully enclosed garden with paved patio, small lawn and various borders.

### **OTHER INFORMATION**

#### **Stamp Duty**

Many property purchases are subject to Stamp Duty Land Tax, and there have been significant changes in recent years to the rules governing stamp duty and the amounts levied. HM Revenue & Customs have an online calculator to assist you in working out what stamp duty you may have to pay in relation to your purchase (https://www.gov.uk/stamp-duty-land-tax) but please always check with your solicitor.

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**Ground Floor** 



**First Floor** 

#### M Government **Energy Performance Certificate** 39, Burcott Garth, HULL, HU4 7LG 8763-7829-5959-7412-39 RdSAP, existing dwelling 66 m² Dwelling type: Mid-terrace house Date of assessment: 02 November 2017 Date of certificate: 02 November 2017 Reference number: Type of assessment: Total floor area: -3906 Use this document to: Compare current ratings of properties to see which properties are more energy effic Find out how you can save energy and money by installing improvement measures Estimated energy costs of dwelling for 3 years: £ 1.90 Over 3 years you could save £ 213 Estimated energy costs of this he Current costs Potential costs Potential future savings Lighting £ 159 over 3 years £ 159 over 3 vears £ 1,467 over 3 years £ 1,350 over 3 years Heating £ 186 over 3 years Hot Wate £ 282 over 3 years 213 Totals £ 1.908 £ 1.695 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 cockers, and electricity generated by microgeneration. Energy Efficiency Rating The graph shows the current energy efficiency of your home. Current Potential The higher the rating the lower your fuel bills are likely to be A B 84 The potential rating shows the effect of undertaking the recommendations on page 3. 69 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 acti d make vour home more efficient ons vou can take to Available with Green Deal Typical savings over 3 years Recommended measures Indicative cost £4,000 - £6,000 1 Floor insulation (solid floor) £ 117 £4.000 - £6.000 2 Solar water heating £ 96 3 Solar photovoltaic pa £5.000 - £8.000 £ 855 els, 2.5 kW

measures and other actions you could take today to save money, visit II 0300 123 1234 (standard national rate). The Green Deal may enable you l

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**OTHER INFORMATION** 

#### Council tax: A

Services: Mains drainage, water, electricity & gas are connected to the property.

**Tenure: Freehold** 

Fixtures & Fittings: All carpets, curtains, blinds and light fittings are included in the sale.

Viewing: strictly by appointment only - call Hudson Property on 01482 420800.

#### **NOTE ABOUT PHOTOGRAPHS**

A wide angle lense has been used in order to show as much of the rooms as possible, but this can sometimes distort the size of the rooms, so please do refer to the measurements and floor plans available.

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