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Matthew
Limb
MOVING HOME



51 Rokeby Park, Hull, East Yorkshire, HU4 7QE

- 📍 Semi Detached House
- 📍 Very Well Presented
- 📍 Ready to Move into
- 📍 2 Reception Rooms

- 📍 3 Bedrooms
- 📍 Gardens and Garage
- 📍 Popular Location
- 📍 EPC =

£175,000

INTRODUCTION

This lovely semi detached house lies in a popular residential area and is in very well presented condition which is ideal to move straight into. The accommodation has uPVC double glazing, gas fired central heating and uPVC fascias and soffits cutting down on the need for maintenance. The layout currently comprises an entrance hall, lounge, dining room, fitted kitchen, three good bedrooms and contemporary shower room. To the front of the property is a block set garden area ideal for parking with wrought iron railings to the perimeter. The shared driveway opens out to the property's own block set driveway which leads onwards to an oversized garage. There is also a patio area and a lawned garden.

LOCATION

Rokeby Park is a very popular residential area situated off Anlaby Park Road North and is well placed for a range of amenities including those on offer in Anlaby. Convenient access can be gained to Hull city centre or in a westerly direction towards the Humber Bridge and A63 beyond. The area also has schooling for all ages together with a number of recreational facilities.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs to first floor off, cloaks cupboard to corner.

LOUNGE

15'1" x 12'8" approx (4.60m x 3.86m approx)

With bay window to front elevation, feature fire surround housing a living flame gas fire. Double glazed doors to:



DINING ROOM

12'5" x 11'2" approx (3.78m x 3.40m approx)

Also accessed from the kitchen. There is a feature fire surround with living flame gas fire. Double doors lead out to the garden.



KITCHEN

12'5" x 6'9" approx (3.78m x 2.06m approx)

Having a selection of fitted base and wall mounted units with roll top work surfaces, tiling to the walls, porcelain one and a half sink and drainer, integrated double oven, four ring gas hob, filter hood above, fridge, dishwasher and washing machine. Tiling to the floor, external access door to side and window to rear. Boiler cupboard to corner housing gas fired central heating boiler.



FIRST FLOOR

LANDING

Window to side elevation.

BEDROOM 1

15'1" x 8'8" approx (4.60m x 2.64m approx)

Upto face of fitted wardrobes running to one wall. There is also a matching dressing table, drawers and further wardrobes. Window to front elevation.



BEDROOM 2

12'6" x 12'1" approx (3.81m x 3.68m approx)

Fitted wardrobes, window to rear elevation.



BEDROOM 3

9'5" x 7'6" approx (2.87m x 2.29m approx)

Window to front elevation.



SHOWER ROOM

With contemporary suite comprising shower enclosure, fitted furniture with inset wash hand basin and concealed flush W.C, marble top, tiled surround and tiling to the floor.



OUTSIDE

To the front of the property is a block set garden area with wrought iron railings to the perimeter. The shared driveway opens out to the property's own block set driveway which leads onwards to an oversized garage. There is also a patio area and a lawned garden.



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 LAND TAX

Purchase Price of Property

£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%

Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

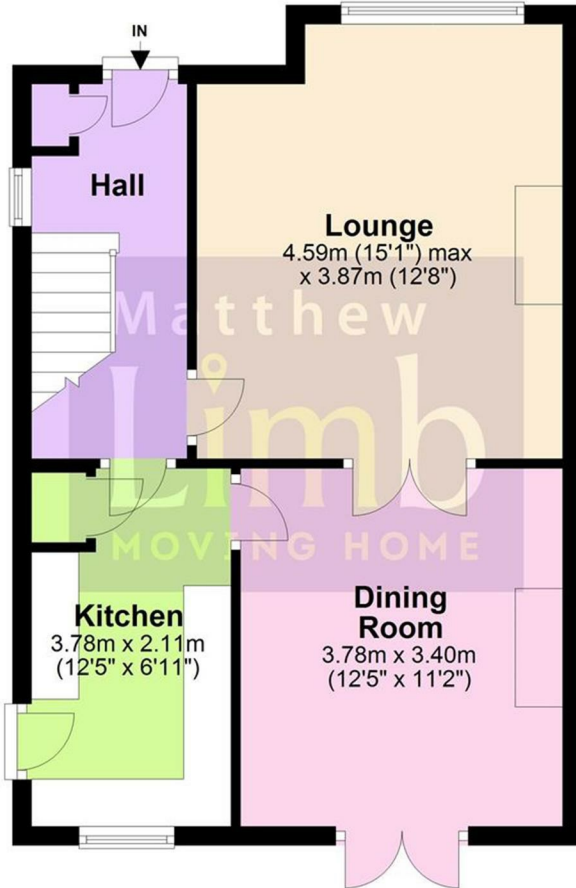
TIMEDAY/DATE

SELLERS NAME(S)



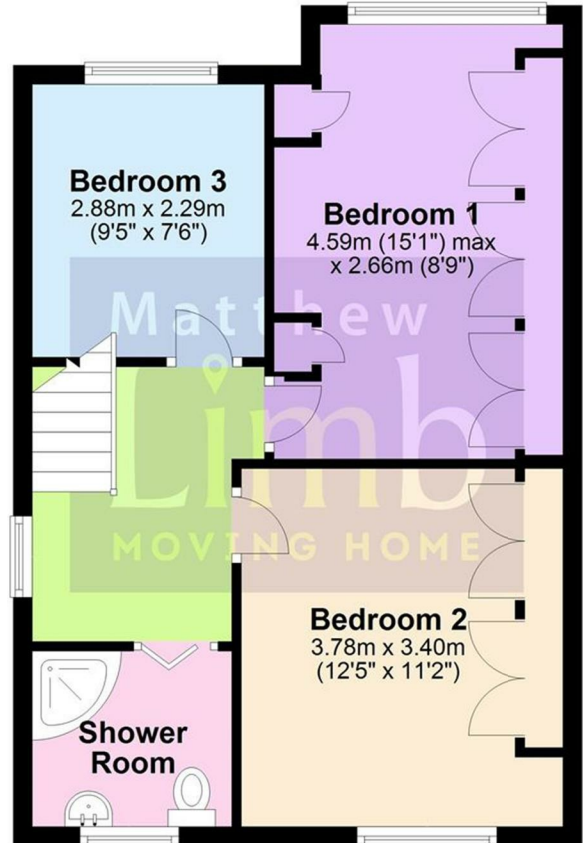
Ground Floor

Approx. 45.7 sq. metres (491.8 sq. feet)




First Floor

Approx. 45.6 sq. metres (490.8 sq. feet)



Total area: approx. 91.3 sq. metres (982.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	