



31 Scholars Drive, Hull, East Yorkshire, HU5 2DB

- 📍 Attractive Detached House
- 📍 "Show Home" Condition
- 📍 Contemporary Dining Kitchen
- 📍 Four Double Bedrooms
- 📍 Bathroom & En-Suite
- 📍 Lounge with Bi-folds
- 📍 Attractive Gardens
- 📍 EPC=C

£325,000

INTRODUCTION

Presented in "show home" condition is this four bedroomed detached family home. Occupying a lovely position within this modern residential development, the property has well planned accommodation complemented by a lovely rear garden, double width driveway to garage. The accommodation comprises an entrance hall, cloaks/W.C., spacious lounge with bi-folding doors to the rear garden, living/dining kitchen with contemporary units and built in appliances and a utility room with appliances. To the first floor is a spacious landing with four double bedrooms with en-suite shower room to the master and a family bathroom with shower facility. One not to be missed!

LOCATION

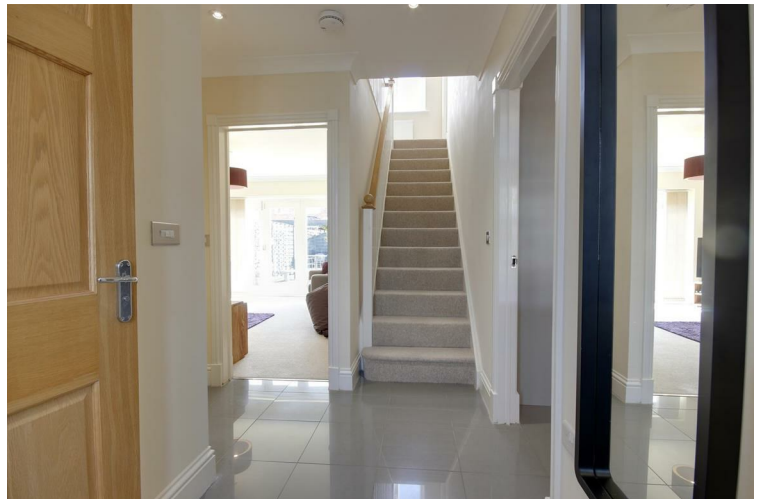
Scholars Drive is a cul-de-sac situated on the south side of Cottingham Road close to Newland Park. The property falls in the catchment area of outstanding primary and secondary schooling and is only a short walk from Hull University and the bustling and vibrant area of Newland Avenue. Easy access and good public transport links to Hull city centre and towards the village of Cottingham are available. The historic market town of Beverley lies to the north.

ACCOMMODATION

Residential entrance door to:

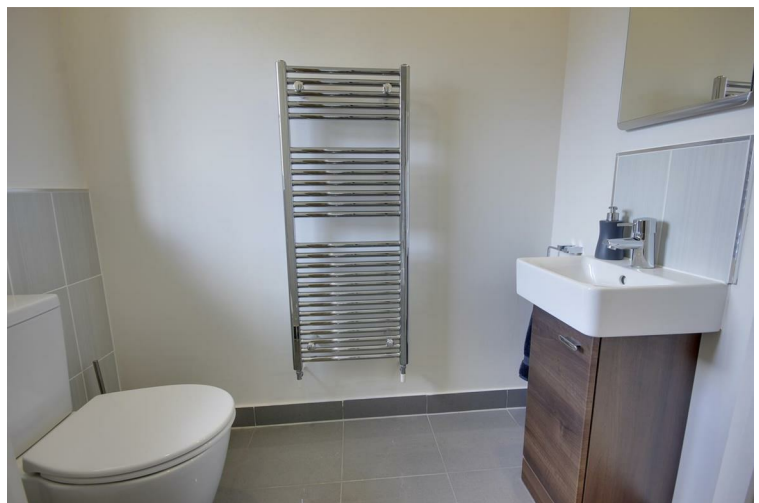
ENTRANCE HALL

With tiled floor, storage cupboard and stairs to the first floor off.



CLOAKS/W.C.

With modern suite comprising a low flush W.C., vanity unit with wash hand basin, tiled floor and window to front elevation.



LOUNGE

13'8" x 13'6" approx (4.17m x 4.11m approx)

With bi-folding doors opening out to the rear garden.



LIVING/DINING KITCHEN

25'9" x 11'10" (max) approx (7.85m x 3.61m (max) approx)

Having an extensive range of dual tone contemporary high gloss base and wall units with kick board and under unit lighting, granite worksurfaces and upstands, inset sink and drainer, a host of integrated appliances including a double oven, five ring gas hob with extractor over, fridge/freezer and dishwasher. Tiled floor, inset spot lights and windows to front and rear elevations.



KITCHEN AREA



DINING AREA



UTILITY

With base unit, sink and drainer, integrated washing machine and tumble dryer. Tiled floor, inset spot lights and external access door to rear.

FIRST FLOOR

LANDING

With cylinder cupboard and window to rear elevation.



BEDROOM 1

15'1" x 11'2" approx (4.60m x 3.40m approx)
Window to front elevation.



EN-SUITE SHOWER ROOM

With modern suite comprising a large shower enclosure, vanity unit with wash hand basin, low flush W.C., inset spot lights, tiled floor with underfloor heating, heated towel rail and window to front elevation.



BEDROOM 2

11'5" x 11'5" (maximum measurements) approx (3.48m x 3.48m
(maximum measurements) approx)
Window to front elevation.



BEDROOM 3

11'3" x 10'5" approx (3.43m x 3.18m approx)
Window to rear elevation.



BEDROOM 4

10'1" x 10'0" approx (3.07m x 3.05m approx)
Window to rear elevation.



BATHROOM

With modern suite comprising a bath with shower over and screen, vanity unit with wash hand basin, low flush W.C., tiled floor with underfloor heating, heated towel rail, inset spot lights and window to side elevation.



OUTSIDE

To the front of the property is a lawned garden with double width block paved driveway leading to the single integral garage. The lovely rear garden is has a patio area with lawn beyond. There is an attractive circular patio beneath a pergola. Attractive borders and fenced boundary.



ATTRACTIVE PATIO



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 E. 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 : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 30 June 2021

If you purchase a residential property between 8 July 2020 to 30 June 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

- Property or lease premium or transfer value SDLT rate
- Up to £500,000 Zero
- The next £425,000 (the portion from £500,001 to £925,000) 5%
- The next £575,000 (the portion from £925,001 to £1.5 million) 10%
- The remaining amount (the portion above £1.5 million) 12%

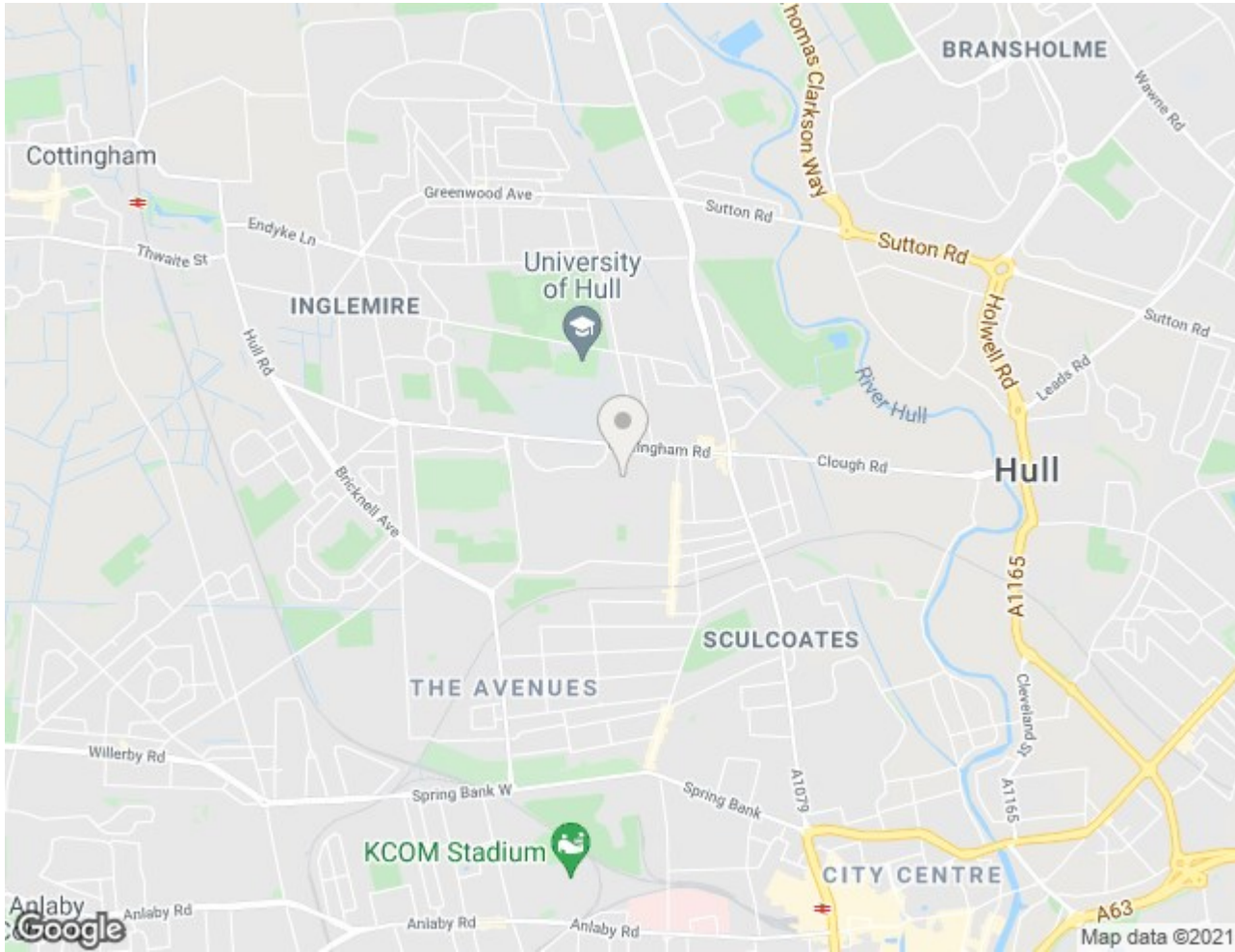
From 8 July 2020 to 30 June 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

From 1st July to 30th September The Zero Rate is on property up to £250,000

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 74.1 sq. metres (797.6 sq. feet)



First Floor

Approx. 74.1 sq. metres (797.6 sq. feet)



Total area: approx. 148.2 sq. metres (1595.3 sq. feet)

