



# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Tuesday 16<sup>th</sup> July 2024



**17, DE LA POLE AVENUE, HULL, HU3 6QT**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Terraced	<b>Last Sold Date:</b>	08/01/2010
<b>Bedrooms:</b>	3	<b>Last Sold Price:</b>	£84,000
<b>Floor Area:</b>	688 ft <sup>2</sup> / 64 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£85
<b>Plot Area:</b>	0.02 acres	<b>Tenure:</b>	Freehold
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,386		
<b>Title Number:</b>	HS8273		
<b>UPRN:</b>	21028899		

## Local Area

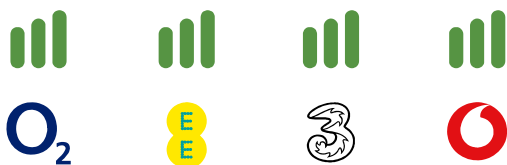
<b>Local Authority:</b>	City of kingston upon hull
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	Low
● Surface Water	Low

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

**1000**  
mb/s



**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



# Property EPC - Certificate

LANDWOOD  
GROUP

17 De La Pole Avenue, HU3 6QT

Energy rating

**D**

Valid until 30.04.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80   <b>C</b>
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

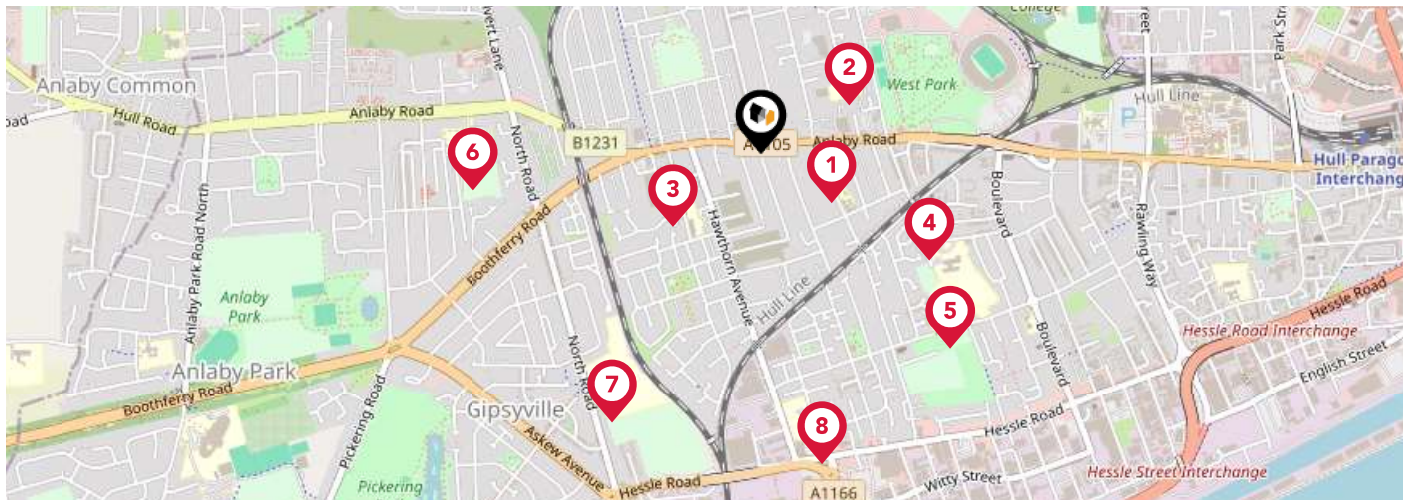
## EPC - Additional Data

LANDWOOD  
GROUP

### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	End-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, no insulation (assumed)
<b>Roof Energy:</b>	Very Poor
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	64 m <sup>2</sup>

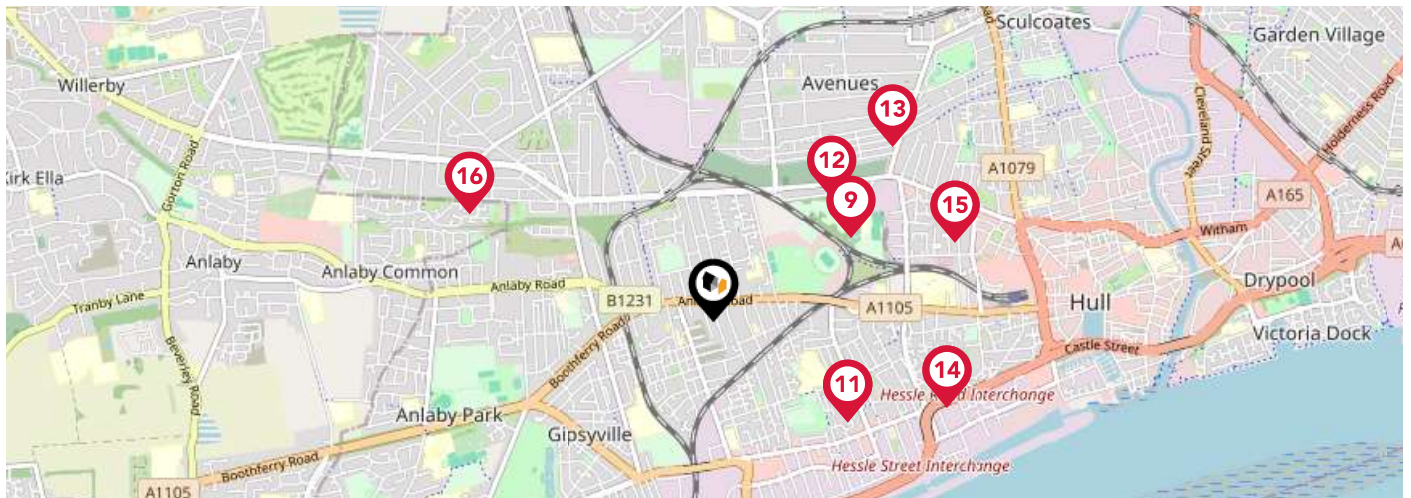
# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>St George's Primary School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Paisley Primary School</b> Ofsted Rating: Good   Pupils: 364   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Wheeler Primary School</b> Ofsted Rating: Good   Pupils: 454   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>The Boulevard Academy</b> Ofsted Rating: Requires Improvement   Pupils: 607   Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Chiltern Primary School</b> Ofsted Rating: Good   Pupils: 468   Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Eastfield Primary School</b> Ofsted Rating: Outstanding   Pupils: 626   Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Francis Askew Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 416   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Newington Academy</b> Ofsted Rating: Outstanding   Pupils: 368   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

LANDWOOD GROUP



	Nursery	Primary	Secondary	College	Private
<p><b>9 Hymers College</b> Ofsted Rating: Not Rated   Pupils: 912   Distance:0.71</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10 The Sullivan Centre</b> Ofsted Rating: Outstanding   Pupils: 24   Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11 The Boulevard Centre</b> Ofsted Rating: Outstanding   Pupils: 16   Distance:0.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12 Thoresby Primary School</b> Ofsted Rating: Outstanding   Pupils: 549   Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13 Froebel House School</b> Ofsted Rating: Good   Pupils: 130   Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14 Adelaide Primary School</b> Ofsted Rating: Good   Pupils: 453   Distance:1.1</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15 Collingwood Primary School</b> Ofsted Rating: Requires Improvement   Pupils: 332   Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16 Ainthorpe Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

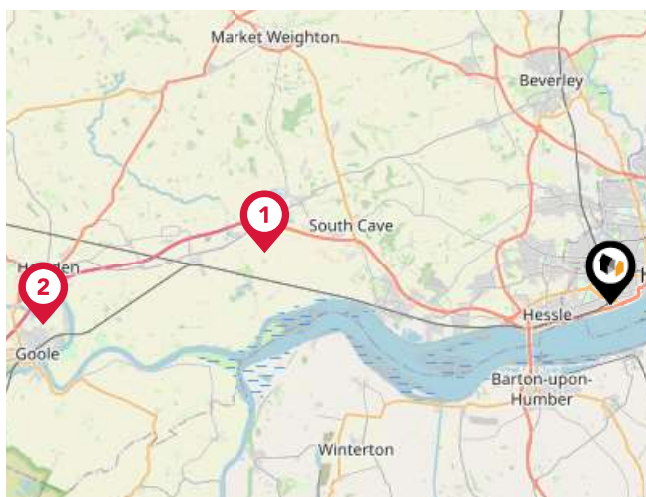
## Transport (National)

LANDWOOD GROUP



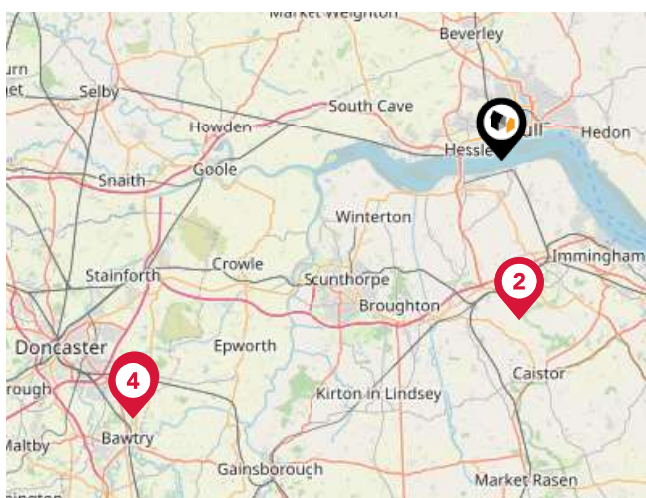
### National Rail Stations

Pin	Name	Distance
1	Hull Rail Station	1.26 miles
2	Hull Rail Station	1.34 miles
3	Obsolete	1.36 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M62 J38	12.28 miles
2	M62 J37	19.89 miles

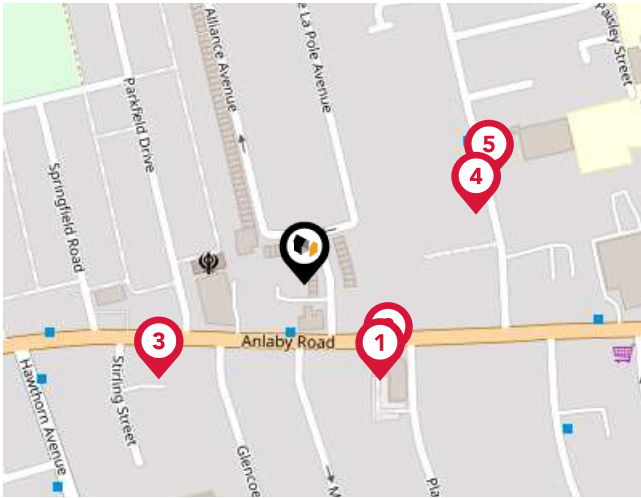


### Airports/Helipads

Pin	Name	Distance
1	Humberside Airport	11.21 miles
2	Humberside Airport	11.23 miles
3	Robin Hood Doncaster Sheffield Airport	31.4 miles
4	Robin Hood Doncaster Sheffield Airport	31.66 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Plane Street	0.07 miles
2	De La Pole Avenue	0.06 miles
3	Stirling Street	0.1 miles
4	Acland Street	0.1 miles
5	Acland Street	0.11 miles



### Ferry Terminals

Pin	Name	Distance
1	Hull Ferry Terminal	4.34 miles



# Landwood Group

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>

