



Perran Close, Kingston upon Hull  
Asking Price £80,000







## KEY FEATURES

- Two Bedrooms
- Terrace Property
- First-Time-Buyers
- Close to Amenities
- Close to Schools!
- Popular Location
- No Chain!
- Spacious Rooms
- Total area 84 square meters
- Garage
- EPC rating: D





## DESCRIPTION

Lovelle are proud to present to the market, this two-bedroom mid-terrace property in the popular location of Perran Close, Bransholme. Step inside the hallway into the spacious kitchen, with a variety of base and wall unit, offering a cooker and washing machine should the buyer require.

This well-presented two-bedroom terraced home offers a refined living experience, ideal for those seeking a comfortable home in the heart of Hull. With a large kitchen, offering a mixture of base and wall units with contrasting work tops, with the windows to the front and rear elevation allowing for plenty of natural light flooding throughout. Through to the hallway where you will find access to the South-West private garden, living room and stairway leading to the bedrooms and family bathroom. The spacious living room with windows to the front elevation allowing for natural light, a feature brick wall and new carpets.

To the first floor, with a spacious hallway, you will find two good sized bedrooms, both with deep fitted cupboards/ wardrobes, and one with large white fitted wardrobes. The family bathroom with a shower, mirror, unit and separate WC. Supporting of a large airing/storage cupboard on the landing.

Outside the property to the front, you will find a spacious private garden, South-West facing allowing for the sun throughout the day and early evening, boasting plenty of greenery surrounding. To the rear of the property boasts an extra garden space, off street parking and the added benefit from a dedicated garage, ensuring secure parking and additional storage options.

This property is perfect for downsizers or first-time buyers. The attractive setting offers proximity to local amenities, positioning the home as a convenient choice for daily requirements with shops and schools just stone's throw away.

Do not delay, call Lovelle today and book your viewing!









## PARTICULARS OF SALE

### Entry Hall

**1.46m x 1.78m (4'10" x 5'10")**

Step inside the entry hall you find a storage cupboard opening into the spacious kitchen, living room and stairway up to the two bedrooms and family bathroom.

### Kitchen

**4.53m x 2.65m (14'11" x 8'8")**

Into the spacious kitchen you will find, a variety of base and wall units, with contrasting worktops. Offering a cooker and washing machine should the buyer require. With windows to the rear and front elevation allowing for plenty of natural light.

### Hallway

**1.75m x 1.82m (5'8" x 6'0")**

Through the hallway with access to the private South-West garden, living room and stairway to the first floor and new carpets.

### Living Room

**4.64m x 3.3m (15'2" x 10'10")**

The spacious living offers a modern brick feature wall, new carpets and windows to the rear elevation allowing for natural light throughout. With plenty of space for entertaining or relaxing.

### Bathroom

**1.69m x 2.06m (5'6" x 6'10")**

The bathroom offers a shower cubicle, towel rail and a mirrored unit. With a heater and a window to the front elevation.

### Bedroom

**2.57m x 3.61m (8'5" x 11'10")**

A good-sized bedroom with the window to the rear elevation over looking the private garden, with a deep cupboard for the wardrobe.

### Bedroom

**3.73m x 3.31m (12'2" x 10'11")**

A spacious bedroom with the window to the rear elevation over looking the private garden, with a deep cupboard for the wardrobe and white fitted wardrobes.

### WC

**1.4m x 0.83m (4'7" x 2'8")**

A modern WC.





## TENURE

The tenure of this property is Freehold.

## LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## A&C Homes Limited T/A Lovelle Estate Agency



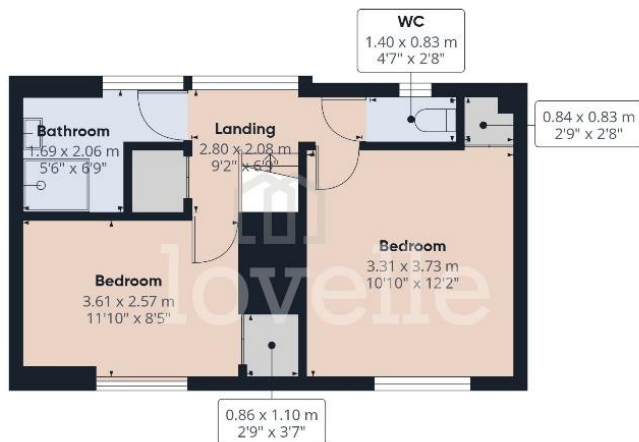
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



## FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

88.3 m<sup>2</sup>

950 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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