



Frances Brady Way, Hull  
Asking Price £240,000





  
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### KEY FEATURES

- Semi-Detached House
- Four Bedrooms
- Three Floors
- Modern Decor
- Spacious Rooms
- Ideal Location
- Close to Schools
- Close to Amenities
- Family Home
- Garage
- EPC rating B



  
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## DESCRIPTION

Lovelle are proud to present to the market this spacious, beautifully presented, four bedroom, semi-detached home in the heart of East Hull on Frances Brady Way. This popular location is close to local amenities and schools.

Step inside this modern home presented over three floors, the ground floor offers a spacious kitchen-dining area, living room with access to the rear garden and a ground floor W.C.

To the first floor are three generous bedrooms and the family bathroom.

The top floor is given over to the principal suite, a generous, bright and airy bedroom benefitting from an ensuite bathroom!

Externally there is a garage and driveway providing private, off-road parking.

The ground floor W.C. is fresh and neutrally decorated, comprising of a hand basin, mirrored vanity unit and close-coupled W.C.

The spacious kitchen-dining room is modern and sleek, offering a range of light grey gloss wall and base units with contrasting coloured work surfaces. The integrated appliances include a four ring induction hob, a fan-assisted electric oven, fridge-freezer and dishwasher. There is ample space for dining in this room and the windows at the front elevation allow natural light to flood the room.

The generous sitting room benefits from French doors out to the rear private garden and make for a bright and airy room to relax and unwind in. The décor is modern and fresh with light coloured carpets, there are two central heating radiators for added comfort.

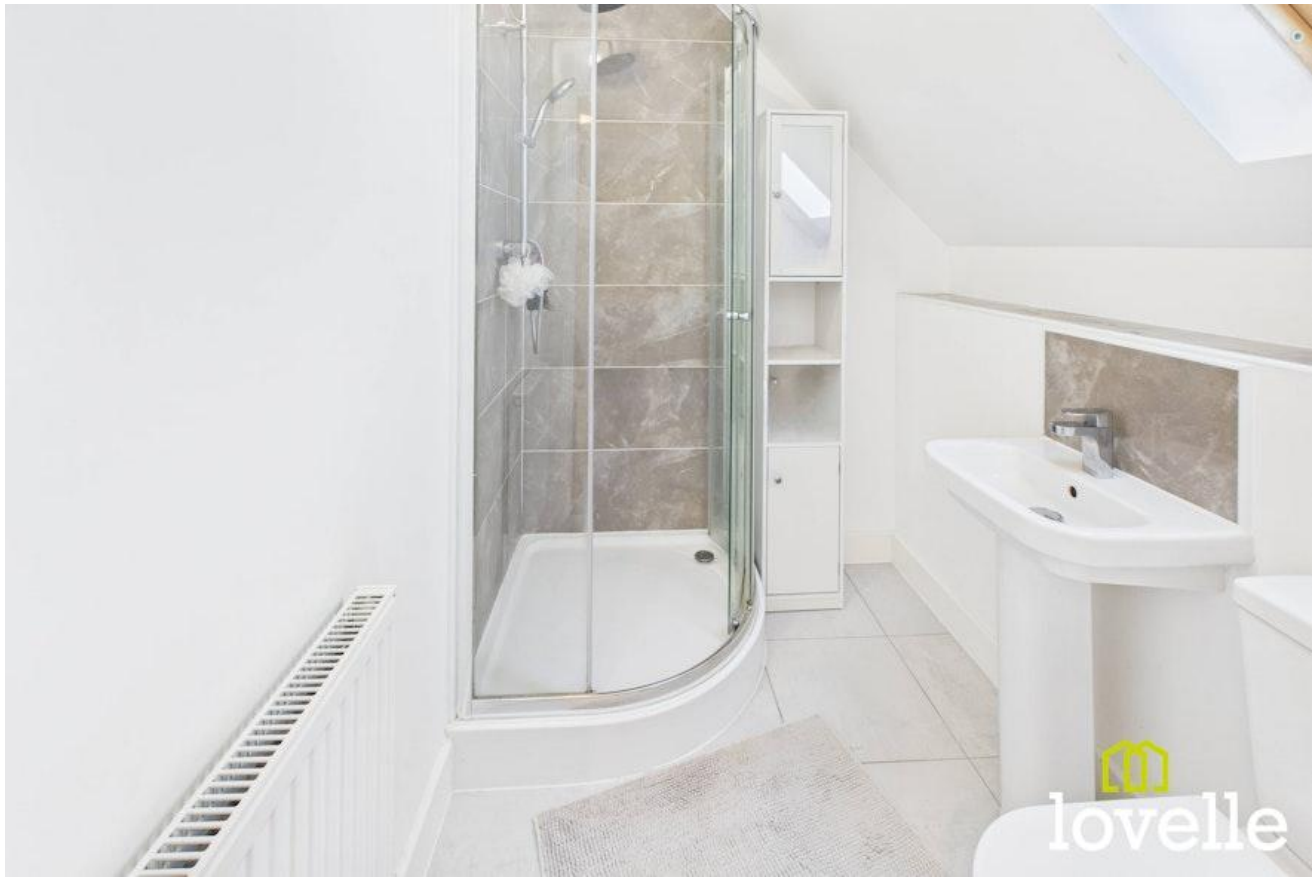
The first floor accommodation comprises of three generous bedrooms and a family bathroom and a convenient storage cupboard. The bedrooms all benefit from large windows and are neutrally carpeted and decorated throughout.

The family bathroom comprises of a close-coupled W.C, large wash basin and vanity unit and a bath with shower over. The décor is fresh and modern, there are tiles around the bath and shower area, with a tiled splash back behind the wash basin.

To the third floor you will find the principal suite with ensuite bathroom and further storage. This spacious bedroom is almost 6m's in length with a window to the front elevation, allowing natural light to flood the room. There is ample storage provided from the stylish, free-standing wardrobes. The ensuite bathroom offers a modern suite with stone-coloured tiles surrounding, there is a walk-in shower cubicle, a pedestal wash basin with Chrome mixer tap and a close-coupled W.C.

Outside of the property you will find the garage and driveway to the side, with a private garden to the rear. There is a low maintenance garden with two paved seating areas and laid to lawn in the main, with steppingstones. There is plenty of space for relaxing and entertaining, access is to the side of the property and also through the French doors off the sitting room. High fencing is to the perimeter, making for a private and enclosed garden.







## PARTICULARS OF SALE

### Hallway

**4.66m x 1.13m (15'4" x 3'8")**

A modern and spacious room providing access to the spacious kitchen-diner, Sitting room and ground floor W.C. The flooring is carpet and there is a central heating radiator.

### Ground Floor W.C.

**1.7m x 0.92m (5'7" x 3'0")**

Fresh and neutrally decorated, offering a hand basin, mirrored vanity unit and close-coupled W.C. With a tiled floor and central heating radiator.

### Kitchen / Dining Room

**5.96m x 2.76m (19'7" x 9'1")**

Offering a modern and sleek range of wall and base units in light grey gloss with contrasting worksurfaces. Integrated appliances include a four ring induction hob, fan-assisted electric oven, integrated fridge-freezer and dishwasher. There is space for dining, a window the front elevation and a central heating radiator.

### Sitting Room

**4.97m x 3.29m (16'4" x 10'10")**

A generous room with French doors to the rear private garden. Modern and fresh décor, with two central heating radiators.

### Landing Area

**3.32m x 1.03m (10'11" x 3'5")**

Provided access to the first-floor accommodation, comprising of three bedrooms, the family bathroom and a storage cupboard.

### Bedroom Four

**2.9m x 2.16m (9'6" x 7'1")**

Currently used as an office, this is a generous single bedroom or a home office, there is a window to the rear elevation overlooking the private garden.

### Bedroom Three

**3.93m x 2.72m (12'11" x 8'11")**

A spacious double bedroom with modern décor with a window to the rear overlooking the private garden.

### Bedroom Two

**4.03m x 2.76m (13'2" x 9'1")**

A generous double bedroom with a window to the front elevation.

### Family Bathroom

**2.01m x 1.67m (6'7" x 5'6")**

Comprising of a close-coupled W.C, wash basin and vanity unit and a bath with shower over. Tiling to the bath and shower area with tiling to the basin splash-back.



### Principal Suite

**5.96m x 2.76m (19'7" x 9'1")**

Located on the third floor, almost 6m's in length with a window to the front elevation and free-standing wardrobes.

### Ensuite Bathroom

**2.11m x 1.58m (6'11" x 5'2")**

With modern décor, stone coloured tiles, a walk-in shower cubicle, pedestal wash basin and close-coupled W.C.

### Garage

**6.21m x 3.06m (20'5" x 10'0")**

A single garage, located to the side of the property and access via a driveway which provides off-road parking.

### Outside

To the rear of the property is a private, enclosed garden with two paved seating areas and laid to lawn with decorative steppingstones. The garden provides ample space for relaxing and entertaining, accessed via the side of the property and via French doors off living room, high fencing provides privacy from the perimeter.

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## TENURE

The tenure of this property is Freehold.

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## SERVICE CHARGE

Communal lawned area attracts a maintenance charge of £16.05 per month.

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## LOCAL AUTHORITY

Council tax band: C

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

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

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## 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.

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## 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.

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## 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.

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## 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.

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## AGENTS NOTE

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

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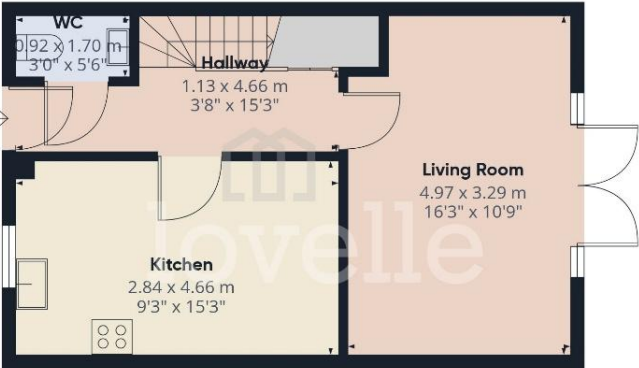
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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

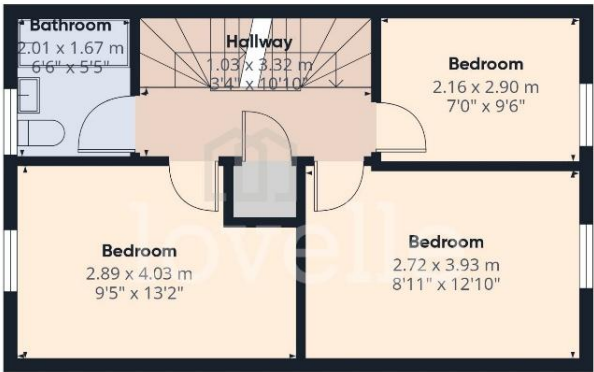


Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

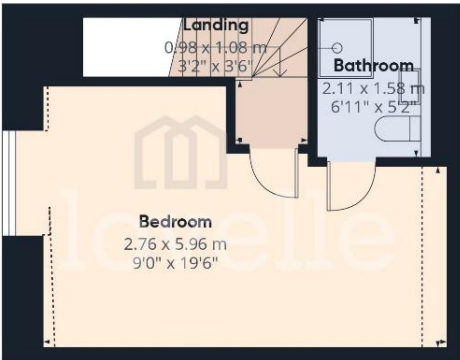
FLOOR PLANS



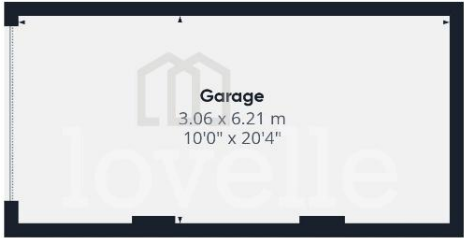
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
118.3 m<sup>2</sup>  
1275 ft<sup>2</sup>

Reduced headroom  
1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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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