



Mayland Avenue, Hull, East Riding of Yorkshire
£140,000





KEY FEATURES

- Extended Mid Terraced Property
- Three First Floor Bedrooms
- Through Lounge
- Breakfast Kitchen
- Enclosed Rear Garden
- Ample Off Road Parking
- Tenure Freehold
- Council Tax Band A
- Total Room Area 68 Square Metres
- Viewing Recommended
- EPC rating E



DESCRIPTION

This EXTENSIVE MID TERRACED PROPERTY offers well proportioned accommodation to include: Entrance with stairs leading up to the first floor and a door into the THROUGH LOUNGE, opening to the BREAKFAST KITCHEN with a door opening to the rear GARDEN, creating a lovely space for dining and entertaining family & friends. There is a GROUND FLOOR BATHROOM and THREE FIRST FLOOR BEDROOMS.

A dropped kerb to the front of the property provides ample OFF-STREET PARKING.

Make this one high on your viewing list!

Location

Mayland Avenue is located off Willerby Road, enjoying close proximity to the local amenities, leisure facilities, retail shops and Springhead Park and Golf Course.





PARTICULARS OF SALE

Entrance

The front entrance door opens to welcome you in with stairs leading to the first floor and a door into the lounge.

Through Lounge/ Dining Area

6.20m x 4.15m (measured at widest points)

A sizeable through lounge providing a comfortable room to relax in. Open to the breakfast kitchen, creating a lovely open plan layout, ideal for entertaining.

Breakfast Kitchen

4.57m x 2.48m

A modern kitchen with a range of fitted "Shaker style" units to base and walls with contrasting wood block effect work surface and attractive tiling to splashbacks. Built in electric oven and hob with stainless steel extractor hood above. Plumbing for automatic washing machine and space for fridge freezer. Built in breakfast bar, double glazed window and door to rear elevation and laminate flooring.

Ground Floor Bathroom

3.41m x 1.42m

The ground floor bathroom has tiling to splashbacks and a three piece suite to include: a panelled bath with shower and glazed screen. Wash basin with useful storage below and an open doorway to the W.C.

Bedroom One

3.56m x 3.23m

A double bedroom with useful storage cupboard and space for wardrobes. Two double glazed windows to front elevation and central heating radiator.

Bedroom Two

3.23m x 2.48m

A single bedroom with double glazed window to rear elevation and central heating radiator.

Bedroom Three

1.72m x 1.40m

Double glazed window and central heating radiator.



Garden

The enclosed rear garden is easily maintained with a paved patio area, a lovely space to sit and enjoy the garden. There are decorative stone chippings and a pathway leading to the rear gate.

Parking

A dropped kerb with gravelled area provides ample off street parking with a pathway to the front door.

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.

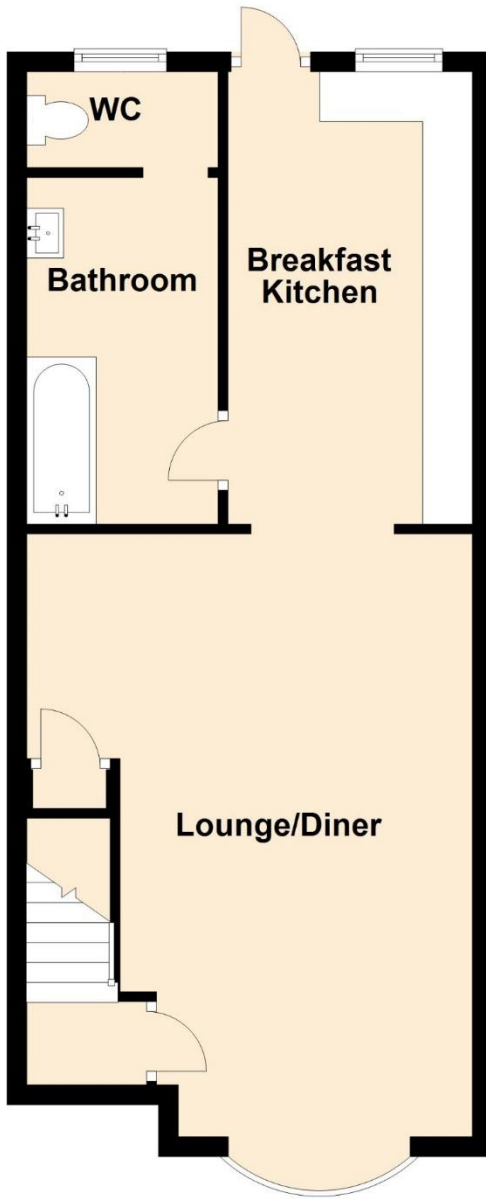
A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

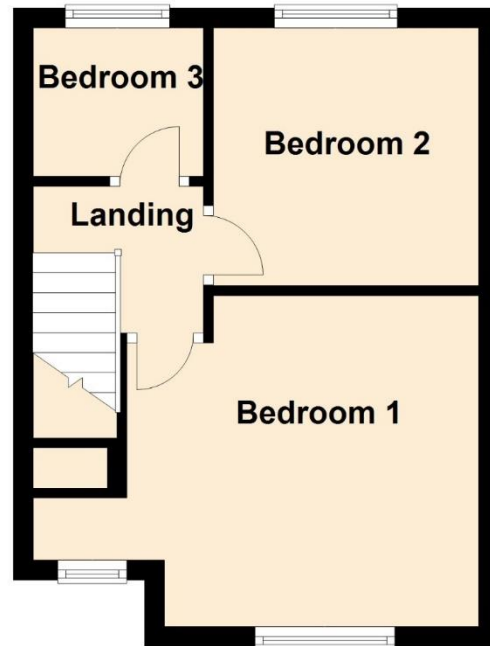
Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

