



Thirlby Walk, Hull, East Riding of Yorkshire
Asking Price £160,000





KEY FEATURES

- Tradition End of Terraced Property
- Lovingly Refurbished Throughout
- Three Bedrooms
- Contemporary Shower Room
- Modern Kitchen / Diner
- Comfortable Lounge
- Large Garden & Off-Street Parking
- Council Tax Band A
- Total Room Area 71 Square Metres
- Tenure Freehold
- EPC rating D



DESCRIPTION

This Immaculate END OF TERRACE property has been lovingly refurbished throughout. Boasting THREE sizeable BEDROOMS, presenting an ideal opportunity for families or couples to TURN the KEY and move straight in.

The welcoming entrance is light and airy and has a glazed Oak door providing access to the comfortable LOUNGE filled with natural light with a large windows to the front elevation, a lovely room to unwinding after a long day.

The property benefits from a recently refurbished KITCHEN/DINER with a range of modern units and space for table & chairs, creating a lovely space for entertaining family & friends.

The sleeping accommodations comprise TWO DOUBLE BEDROOMS and a SINGLE BEDROOM, the double rooms offer plenty of storage space with built in wardrobes and cupboards, whilst the single room is well designed, making the most of the space, ideal for a child or as a home office.

A newly refurbished SHOWER ROOM completes the internal tour, featuring modern fixtures and fittings, adding to the overall pristine condition of the home.

Externally, the property enjoys a sizeable a private GARDEN, mainly laid to lawn with patio areas and timber fencing to boundaries, a lovely outdoor space for the family to enjoy. There are useful outbuildings and a garden shed, gated access leads to the hard standing providing OFF ROAD PARKING.

Viewing is an absolute must!

Location

Thirlby Walk is accessed from St Mary's Avenue which is off Bricknell Avenue and lies within the East Riding catchment area. A great location accessible to all the local shops and amenities that Bricknell Avenue has to offer and lying a short car journey from Cottingham village centre. Cottingham is said to be the largest village in England. This East Riding of Yorkshire village is ideally located on the Northern outskirts of Hull, with the countryside of the Yorkshire Wolds as its backdrop and the city centre a short drive away. Located only 6 miles from the historical market town of Beverley you are surrounded by places of interest and, with the local train station and bus services, you can easily enjoy all that the area has to offer. Its location places it on a most convenient route for commuting to work, for city centre shopping, and for leisure and entertainment. The M62 and Humber Bridge routes are easily accessed. The village itself has so much to offer with two primary schools





PARTICULARS OF SALE

Entrance & Hall

A contemporary front entrance door opens to welcome you in to view this lovely home. Stairs take you up to the first floor and an Oak door opens to the comfortable lounge.

Lounge

3.56m x 4.61m

Tastefully styled, comfortable lounge with large double glazed window to front elevation allowing ample light to flow through, a lovely room for the family to relax and unwind after a long day.

Kitchen Diner

4.62m x 2.48m

Recently refurbished with a superb range of modern fitted units with contrasting work surface and upstands. Built in oven with four ring gas hob and stainless steel extractor hood above. Integrated dishwasher and washing machine. Space for "American Style fridge freezer" and ample room for table & chairs. Double glazed window and door to rear elevation.

Shower Room

2.38m x 1.66m

Contemporary tiling to walls and vinyl flooring. Large walk-in shower cubicle with shower and glazed screen. Vanity unit housing the wash basin with useful storage cupboard below and toilet with concealed cistern. Chrome towel heater and two double glazed obscure windows.

Bedroom One

4.48m x 3.04m

A generously proportioned double bedroom with a range of fitted wardrobes and built in cupboards. Double glazed window and radiator.

Bedroom Two

2.71m x 2.68m

A further double bedroom with built in storage cupboard. Double glazed window and radiator.

Bedroom Three

3.42m x 2.15m (measured at widest points)

A single bedroom, well designed to make the most of the space with a built in high rise bed creating useful work space below. Double glazed window and radiator.



Gardens

A larger than average garden with low rise brick wall to front, mainly laid to lawn with a paved walkway to the front entrance door.

The rear garden is mainly laid to lawn with paved and stone chipped patio areas providing ample space for outdoor entertaining. Enclosed with timber fencing, a lovely outdoor space for the family to enjoy.

Parking

There is gated access to the hard standing providing ample off road parking. Vehicle access is via Carperby Mews.

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

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

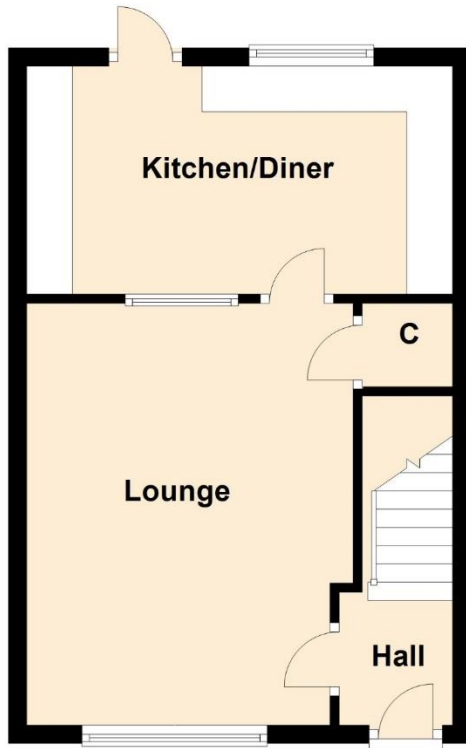
A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

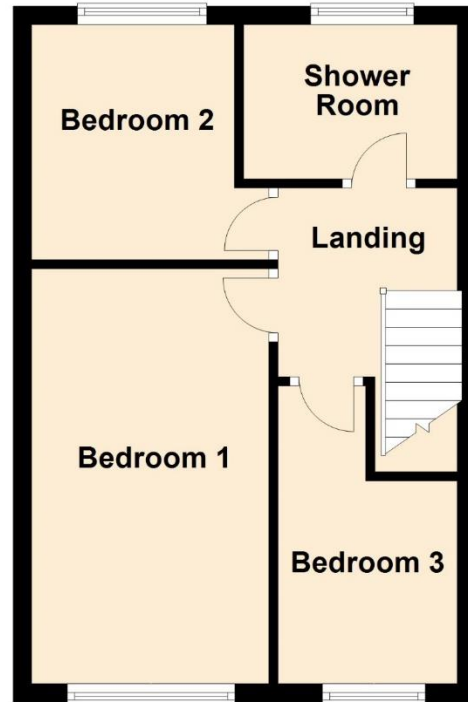
Ground Floor

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)

