



Aysgarth Avenue, Hull, East Riding of Yorkshire  
Offers Over £170,000





---

### KEY FEATURES

- END OF TERRACE
- THREE BEDROOMS
- PRIVATE GARDEN
- GARAGE
- KITCHEN DINER
- CLOSE TO SCHOOLS
- TRANSPORT LINKS
- ATTENTION FIRST TIME BUYERS
- GREAT LOCATION FOR FAMILIES
- TOTAL AREA 68 SQUARE METRES
- EPC RATING D





---

## DESCRIPTION

Welcome to this immaculate two-storey, three-bedroom, one-bathroom property that blends modern comforts with classic charm. With a generous lounge, stylish kitchen diner that opens onto the rear private garden. The property also comes with the additional benefit of a large garage. Here, convenience meets lifestyle, with the property situated within easy reach of Cottingham, good schools and the University of Hull all conveniently located just a stone's throw away. This home is a picture-perfect blend of comfort, space, and prime location, ready for you to just move in and unpack.



## PARTICULARS OF SALE

### Hallway

**1.57m x 2.53m (5'2" x 8'4")**

Enter through the front door to this light and airy hallway. Stairs to first floor living accommodation, access to lounge, kitchen diner and under stairs cupboard.

### Lounge

**3.63m x 4.29m (11'11" x 14'1") measured into bay window.**

This lounge is perfect for relaxing with its feature fireplace for a cosy feel. Filled with natural light from the bay window to the front elevation.

### Kitchen Diner

**5.24m x 3.10m (17'2" x 10'2")**

To the rear of the property is the kitchen diner with French doors leading to the private garden allowing flexible entertaining space. Fitted with a range of wall and base units in cream with contrasting wood style worktops. Light flows through the French doors and rear elevation large window. Fitted oven, hob, extractor fan, dishwasher, under counter fridge and washing machine.

### Bedroom One

**2.98m x 4.03m (9'10" x 13'2") measured into bay window.**

A large double bedroom featuring a bay window to the front elevation.

### Bedroom Two

**3.36m x 3.30m (11'0" x 10'10")**

A double bedroom to the rear elevation.

### Bedroom Three

**1.82m x 2.29m (6'0" x 7'6")**

A single bedroom to the front elevation. This room offers flexibility to be used as a home office, dressing room or hobby room.

### Bathroom

**1.80m x 1.67m (5'11" x 5'6")**

A stylish bathroom featuring a three piece suite comprising of bath with overhead shower, hand basin and low flush WC.

### Garage

**3.69m x 5.75m (12'1" x 18'11")**

Vehicular access via a gated ten foot. Up and over door and side personnel door in the private garden.

### Outside

To the front of the property is a brick paved area with access for parking.

To the rear of the property is a private garden featuring a raised decked area from the French doors, steps to a stoned garden featuring established planting. A path leads to the rear gated access and garage.



---

## TENURE

The tenure of this property is Freehold.

---

## LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 300300.

<https://www.hull.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.

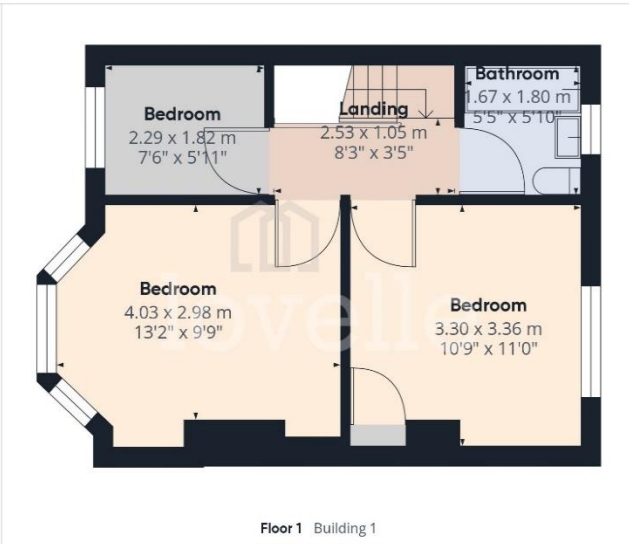
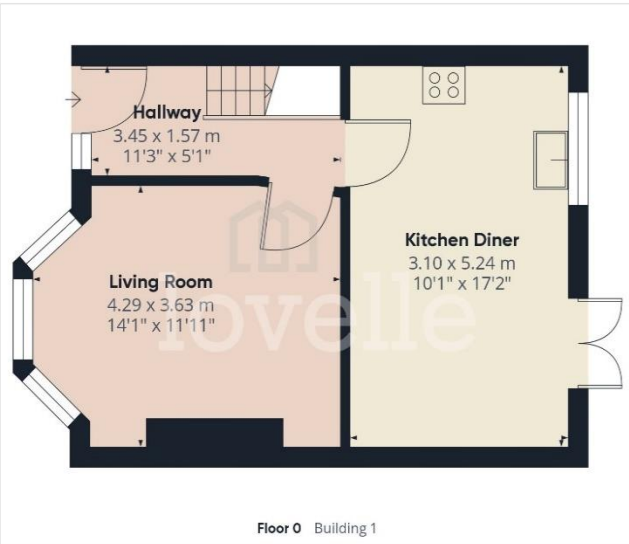
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS



**Approximate total area<sup>(1)</sup>**  
90.31 m<sup>2</sup>  
972.09 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



