

Mons Street, Kingston upon Hull
Asking Price £135,000





KEY FEATURES

- Two Bedrooms
- Open Plan Reception Room
- Immaculately Presented
- Close to shops
- Close to schools
- Transport Links
- Private garden
- First Time Buyers
- Downsizers
- Total area 86 Square Metres
- EPC rating D



DESCRIPTION

Welcome to this immaculately presented two bedroom mid terrace house on Mons Street.

On the ground floor is a large open plan reception room with feature fireplace, stylish and useful storage. This is the perfect place to relax, unwind or entertain. The kitchen is contemporary with white base and wall units with contrasting worktops.

To the first floor are two double bedrooms, the main featuring fitted wardrobes. The family bathroom has a four piece suite, is modern and bright.

Outside the rear enclosed garden features a decked area and Astro turfed area; perfect for everyone to enjoy or entertain.

Do not delay, call and book your viewing today!





PARTICULARS OF SALE

Entry

1.22m x 0.67m (4'0" x 2'2")

Enter through private front door. Door leading to Living room.

Living Room

4.97m x 7.69m (16'4" x 25'2")

A large open plan living diner area. The living room has a feature fire surround in red brick, open fire with large dog grate. Natural light flows through the room from the large window to the front elevation and French doors that lead to the private rear garden. The dining area has a range of stylish cupboards and shelving providing useful storage. Stairs lead to the first floor. Door leads to kitchen. French doors lead to private rear garden.

Kitchen

2.11m x 4.32m (6'11" x 14'2")

Featuring a range of base and wall units in white with contrasting worktops. One and a half sink with mixer tap, fitted oven, hob and extractor. Space for white goods. Contemporary splashbacks complement the finish of the kitchen. A window to the side elevation and door leading to the private garden.

Bedroom

4.63m x 3.25m (15'2" x 10'8")

A generous double bedroom to the front elevation. Featuring a fitted wardrobe with sliding mirror door.

Bedroom

2.79m x 3.66m (9'2" x 12'0")

A double bedroom with window to the rear elevation.

Bathroom

2.63m x 2.66m (8'7" x 8'8")

A generous bathroom to the rear of the property. Four piece suite comprising of shower cubicle, bath, low flush WC and stylish sink in vanity unit.

Outside

To the front is a low walled garden with gate.

To the rear is a private enclosed garden featuring decked area, shed and Astro turfed area perfect for the whole family to entertain.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of Hull City 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.

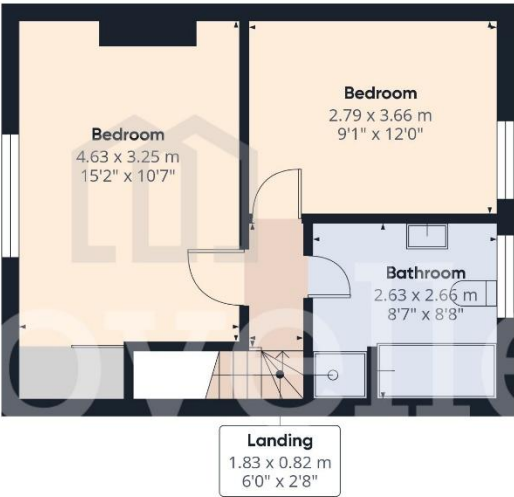
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

81.16 m²
873.6 ft²

Reduced headroom

1.06 m²
11.43 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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