



De La Pole Avenue, Kingston upon Hull
Asking Price £155,000





KEY FEATURES

- WOW Property!
- Three Generous Bedrooms
- Extended Living Space
- Sleek & Stylish Kitchen
- Large Easterly Facing Garden
- Additional Summer House
- Open Plan Living
- Council Tax Band A
- EPC Rating D
- Tenure Freehold



DESCRIPTION

Welcome to 52 De La Pole Avenue, Hull.

A superb property that boasts many improvements throughout with family living in mind.

Boasting open plan living space comprising of lounge, diner and extended kitchen with bi-folding doors to the easterly facing private garden.

A bright, neutral and modern home, benefitting from the traditional high ceilings, spacious rooms, in addition to a cotemporary vibe instilled by the current owners.

The kitchen really delivers the WOW factor! Extended with skylights and bi-folding doors to ensure the room is steeped in natural light. This offers the family a generous and enjoyable space to spend time together.

To the first floor, in keeping with the tradition, a split landing leads way to three bedrooms and family bathroom.

All three bedrooms are generous in proportion and the three-piece bathroom, comprising of bath with shower over, WC and sink, is adequate to suit the family's needs.

In addition to the home, at the rear of the garden, is a custom built summer house with its own power supply. An excellent multi-use space that offers a somewhere to work from home, pursue a hobby or another room for the family to relax and unwind.

An added bonus is the fully-functioning outside WC with hand basin.

Not to mention the solar panels to the property that generate the family a saving of approx £700.00 per annum in bills.

Its a beautiful home that really ticks the boxes!

Call the Office now to arrange your viewing.





PARTICULARS OF SALE

Hallway

7.63m x 0.89m (25'0" x 2'11")

Welcome to 52 De La Pole, entry via Composite front door into neutral hall, high ceilings and cornices. Staircase to the first floor or access to lounge, diner and kitchen.

Living Room

3.82m x 3.79m (12'6" x 12'5")

A bright and open lounge with neutral carpets and decoration. Featuring original cornices, decorative panelling, feature electric fire and open access to the dining room.

Dining Room

4.09m x 3.11m (13'5" x 10'2")

Spacious through diner allowing natural light from both east and west elevation. Carpeted and neutrally decorated with space for a dining table and chairs.

Kitchen

4.32m x 4.77m (14'2" x 15'7")

Extended, stylish kitchen with central island and pendant lighting. Boasting an array of fitted wall and base unit in high gloss, Belfast sink, a range of integrated appliances to include dual fuel range cooker.

Impressive bi-folding doors to Easterly facing garden, complete with skylights ensure this room is filled with natural light.

Landing

4.20m x 1.59m (widest point) (13'9" x 5'2")

The first floor is split over two landings with access to three bedrooms, family bathroom and loft space.

Bedroom One

3.85m x 5.33m (12'7" x 17'6")

A generous double bedroom with two bright windows to front elevation. Wooden floor coverings, neutral decoration and high ceilings ensure plenty of space for an array of bedroom furniture.

Bedroom Two

4.12m x 3.63m (13'6" x 11'11")

A further, double bedroom with views to the rear elevation, providing ample space for bedroom furniture. Carpeted and bright room.

Family Bathroom

1.91m x 1.64m (6'4" x 5'5")

Fully tiled three-piece suite, including panelled bath with electric shower over. Vanity unit with basin and mixer tap. Low flush WC and heated towel rail in chrome.

Bedroom Three

2.86m x 2.79m (9'5" x 9'2")

Situated to the rear of the property is the third bedroom. With views over the rear garden and a generous space for single bed and bedroom furniture, this room includes a built-in storage cupboard.



Summer House

2.97m x 4.68m (9'8" x 15'5")

An addition to the outdoor space is the summerhouse. Comprising UPVC windows, French doors, with own power supply and additional storage room. This room offers a multitude of uses and is a welcome addition to any home.

Outside

To the rear, the property is private and secure, mainly laid to lawn with patio seating area. Raised decking offers a space for the family to relax and dine. A purpose-built secure shed and outside WC is a permanent fixture to the space.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of Hull City Council - 01482 300300.

<https://www.hullcc.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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A&C Homes Limited T/A Lovelle Estate Agency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



