



Bricknell Avenue, Kingston Upon Hull
Asking Price £210,000





 **lovelle**

KEY FEATURES

- Semi-Detached
- Popular Location
- Garage
- Three Bedrooms
- Pergola-Covered Seating Area
- Workshop
- Driveway
- Off-Road Parking
- Private Terraced Garden
- Transport Links
- EPC rating E



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DESCRIPTION

We are very pleased to present to the market this three bedroom, end-of-terrace family home on the popular Bricknell Avenue, with off-road parking and a driveway to the garage at the rear.

As you walk through the entrance door you are welcomed into the light and airy hallway, along with the space and the light you are greeted by a beautiful barley-twist staircase which adds character to the property.

From the hallway you access the generous lounge/dining room with a bay window to the front elevation and sliding doors to the rear, the room has a modern feel, natural daylight to floods throughout and your eye is drawn to the contemporary log burner set atop of a slate hearth.

This property benefits from a conveniently placed ground floor W.C, half-tiled and consisting of a low-flush toilet and hand basin.

The kitchen offers a mix of base and wall units with an integrated fridge freezer, induction hob, fan-assisted conventional oven, over-hob extraction and space for a washing machine and dishwasher.

Access to the private garden area is from either the kitchen or from the dining room where you will find the garage and brick-built workshop, both with power and lighting. The garden is designed to be low maintenance but with raised beds to providing mature planting. Nestled behind the garage and workshop is an allotment area for growing vegetables at home and a log store for the wood burning stove in the sitting room. There is a cosy pergola-covered seating area surrounded by planting, a great place to relax and unwind.

To the first floor you will find three bedrooms and a family bathroom. The principle bedroom is spacious and bright with bay window to the front elevation and fitted wardrobes. The second bedroom has a window to the rear of the elevation over looking the private garden and also offers fitted wardrobes.

The third bedroom is a generous single or home office and has a window to the front elevation.

The family bathroom is fully-tiled and offers an electric shower over the bath, basin and close-coupled WC. There is a window to the rear elevation and extraction.

The front of the property has been fully paved with large flagstones, this continues down the side of the property and forms the off-road parking and driveway for several vehicles. There is a raised bed for planting and the borders of the property are enclosed with a stone wall and wrought iron gates to the front, wrought iron railings border the driveway which leads down the side of the property and to the garage.

Do not delay, call to book your viewing!





PARTICULARS OF SALE

Entrance Hallway

4.62m x 1.72m (15'2" x 5'7")

Welcome into the light and airy hallway, along with the space and the light you are greeted by a beautiful barley-twist staircase which adds character to the property.

Living Room

3.34m x 3.37m (11'0" x 11'1")

A bright and spacious open-plan room with a bay window to the front elevation and sliding doors to the rear, flooded with natural daylight. The living/dining area makes for an excellent place to entertain or relax, featuring a contemporary log burner.

Dining Room

3.39m x 3.37m (11'1" x 11'1")

Connected to the open plan living room, this dining area has sliding doors at the rear, leading out to the terraced garden, garage and brick workshop.

Ground Floor W.C.

1.35m x 0.77m (4'5" x 2'6")

Half-tiled, consisting of hand basin and low-level W.C.

Kitchen

3.06m x 2.71m (10'0" x 8'11")

Offering a range of base and wall units with an integrated fridge freezer, induction hob, fan-assisted conventional oven and space for a dishwasher and washing machine and there is a door to the rear terrace garden

Bedroom One

4.41m x 2.84m (14'6" x 9'4")

The Principle bedroom is spacious and bright with a bay window to the front of the property and fitted wardrobes.

Bedroom Two

3.42m x 2.81m (11'2" x 9'2")

A generous double bedroom with a window to the rear of the property, overlooking the garden and also offering fitted wardrobes.

Bedroom Three

2.43m x 1.83m (8'0" x 6'0")

A generous single or home office, with a window to the front of the property.

Bathroom

1.94m x 1.67m (6'5" x 5'6")

Fully-tiled and offers an electric shower over the bath, basin and close-coupled WC. There is a window to the rear elevation and extraction.

Outside

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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 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:-

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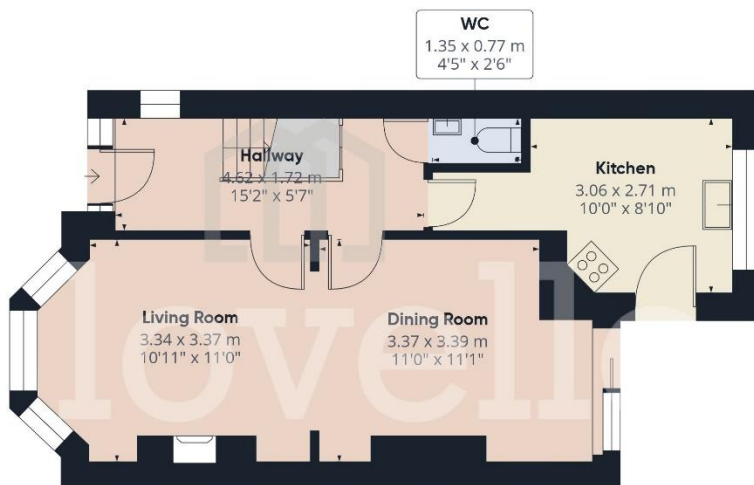
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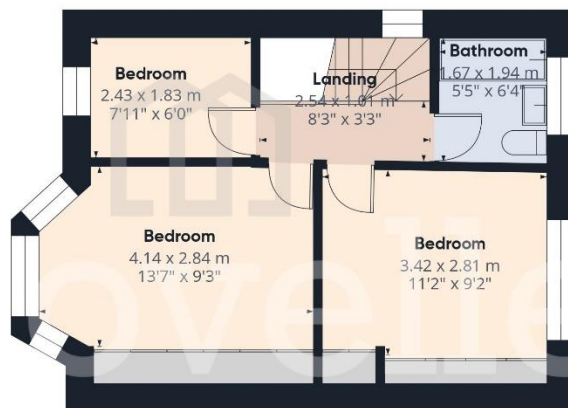
A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

77.9 m²
838 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

