



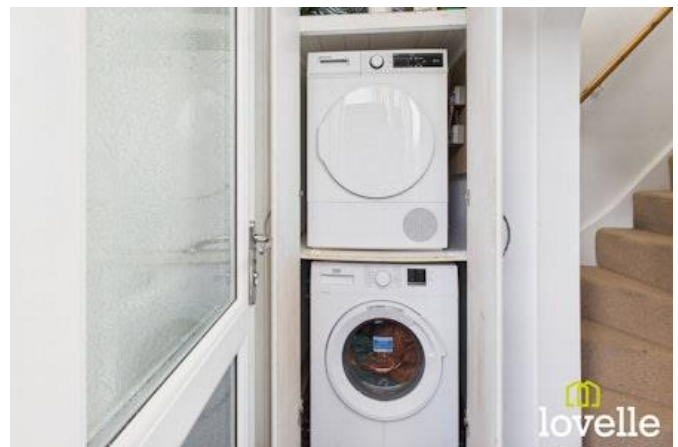
Premier Grove, Kingston upon Hull
Offers in excess of £80,000





KEY FEATURES

- Two Double Bedrooms
- Period Property
- Popular Location
- Large Reception Room
- Traditional Features
- Close to Shops
- Close to Schools
- Close to Bars & Restaurants
- Close to University
- Transport Links
- EPC rating: C



DESCRIPTION

Lovelle are proud to present this two bedroom, mid-terrace property in a popular location within the Newland borough of Hull. Benefitting from a full programme of refurbishments in 2014 including a replacement bathroom, kitchen and replacement internal timber work, this property is ready to move straight into and is one not to be missed!

To the ground floor is a bright reception room with a bay window to the front elevation, allowing light to flood into the room. This generous reception room, laid to solid wood flooring and offers a relaxing area to enjoy or entertain friends and family.

From the reception room, through a half-glazed door is a stylish shaker-style kitchen, comprising of white base and wall units and contrasting black work surfaces, stylish black chamfered brick-style tiling creates a wrap-around splash back. The kitchen offers ample storage and excellent food preparation area, there is a large ELBA stainless steel range cooker with stainless steel splash back, an externally-vented extraction hood, a stainless dual-bowl sink with drainer with mixer tap and a uPvc double-glazed window with views over the courtyard garden.

There is a lobby area from the kitchen which provides access to the laundry cupboard, a convenient area designed to accommodate a washing machine and tumble dryer. Access is also to the rear courtyard garden through a newly installed uPvc, double-glazed rear door and access to the ground floor bathroom.

The bathroom is fully tiled both walls and floor. The suite comprises of a large wash basin, close-coupled W.C, mirrored vanity cupboard and generous walk-in shower with power shower. A chrome towel radiator has been newly installed, there is a large uPvc double-glazed window onto the courtyard garden and externally-vented extraction.

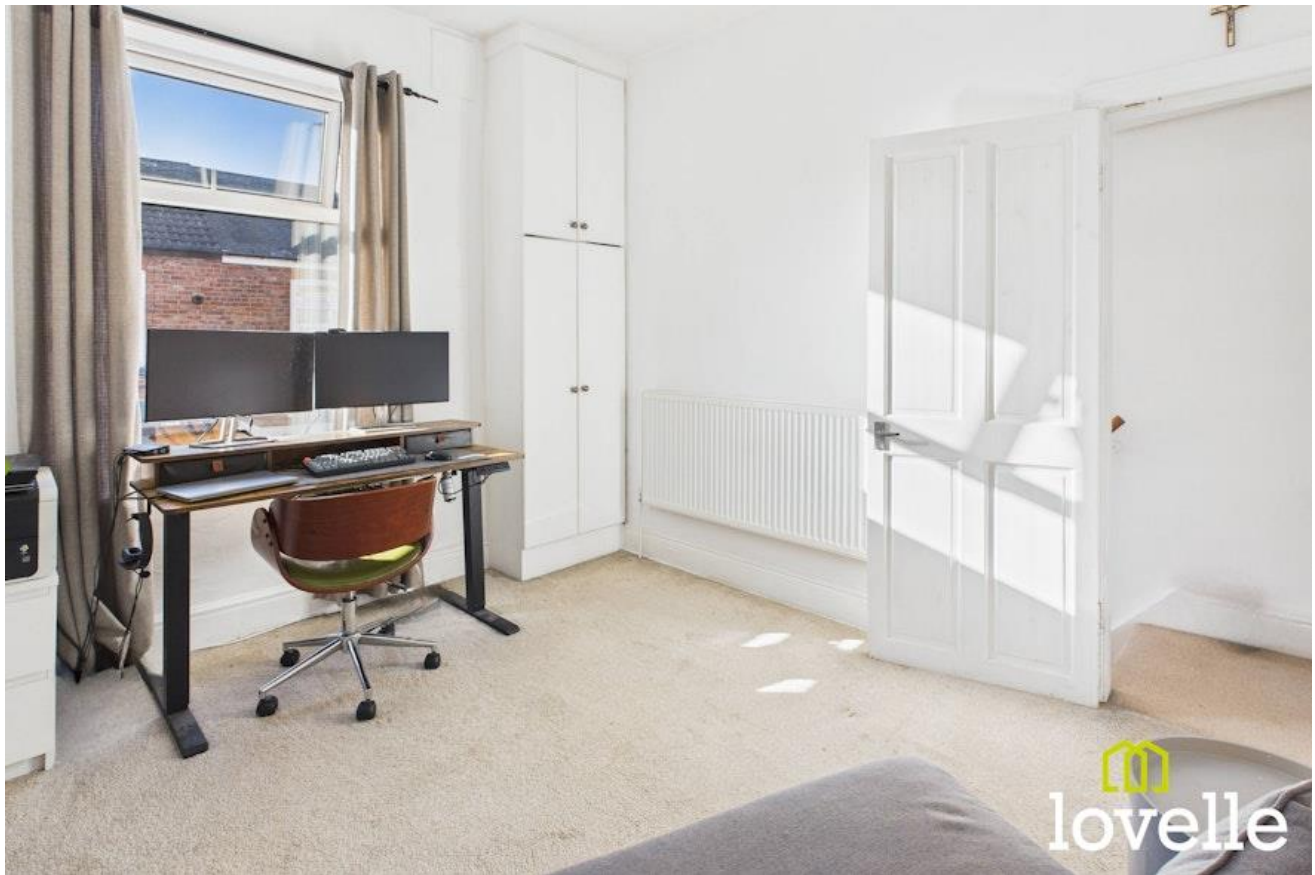
From the kitchen there is an open staircase to the first floor accommodation, a light and airy space with a window to the rear of the property. There is a large loft hatch with a retractable ladder, providing access to a boarded loft, offering significant storage.

There are two double bedrooms, both flooded with natural daylight from the tall uPvc double-glazed windows. High ceilings and large proportions make for pleasant and calm rooms, both having been re-plastered during the property renovations and the main bedroom being laid to solid wood flooring.



The property benefits from the installation of a full new central heating system in 2019, the installation of a new bathroom and kitchen in 2014, a new flat roof in 2022 and a newly installed uPvc and double-glazed rear door.

Externally and to the rear is a walled courtyard garden with a wooden gate providing pedestrian access onto Exmouth Street, to the front of the property is a small gravelled front garden with a raised border, all behind a wooden fence



PARTICULARS OF SALE

Living Room

3.36m x 3.77m (11'0" x 12'5")

A spacious, bright and airy room with a walk-in bay window to the front of the property. The room is laid to solid wooden flooring and there is a double radiator

Kitchen

3.75m x 2.66m (12'4" x 8'8")

Fitted with a range of white, shaker-style wall and base units with contrasting black work surfaces. There is a tiled splash and tiled flooring, a stainless steel range oven with extraction above and a uPvc window with views over the rear courtyard garden.

Rear Lobby

1.02m x 0.83m (3'4" x 2'8")

Providing access to the rear courtyard garden through a newly installed rear door, access to a laundry cupboard designed to accommodate a washing machine and tumble dryer and access to the ground floor bathroom.

Bathroom

1.8m x 1.77m (5'11" x 5'10")

A fully tiled room walls and floor, offering a three-piece suite comprising of a large wash basin with Chrome mixer-tap, a generous walk-in shower with Chrome Thermostatic shower mixer valve providing high water flow, a close-coupled W.C with push-button flush and a newly installed Chrome towel radiator. There is a uPvc, obscured double glazed window and an externally vented extractor.

Stairs and Landing

0.76m x 0.79m (2'6" x 2'7")

An open staircase from the kitchen leading to a first floor landing area, providing access to two double bedrooms and a fully boarded loft, via an extended loft hatch and retractable loft ladder.

Bedroom No. 1

3.7m x 3.4m (12'1" x 11'2")

A generous double bedroom laid to solid wood flooring, with a double central heating radiator and a tall window to the front of the property, flooding the room with natural daylight. Both bedrooms benefit from a full replaster in 2014.

Bedroom No. 2

2.82m x 3.28m (9'4" x 10'10")

A further double bedroom with a tall window over the rear courtyard garden. This room offers neutral décor and light coloured carpeting. There is a double central heating radiator, the gas-fired boiler is housed within a fitted cupboard within this room.

Rear Garden

A walled courtyard garden with a wooden gate providing pedestrian access to Exmouth Street.

Front Garden

Set behind a timber fence, there is a small gravelled area in front of the bay window, a raised border to the left-hand boundary and a path to the front porch to the right boundary. Pedestrian access to Exmouth Street is via Premier Grove.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of Kingston Upon 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.

The EPC Rating of this property is: C

AGENTS NOTE

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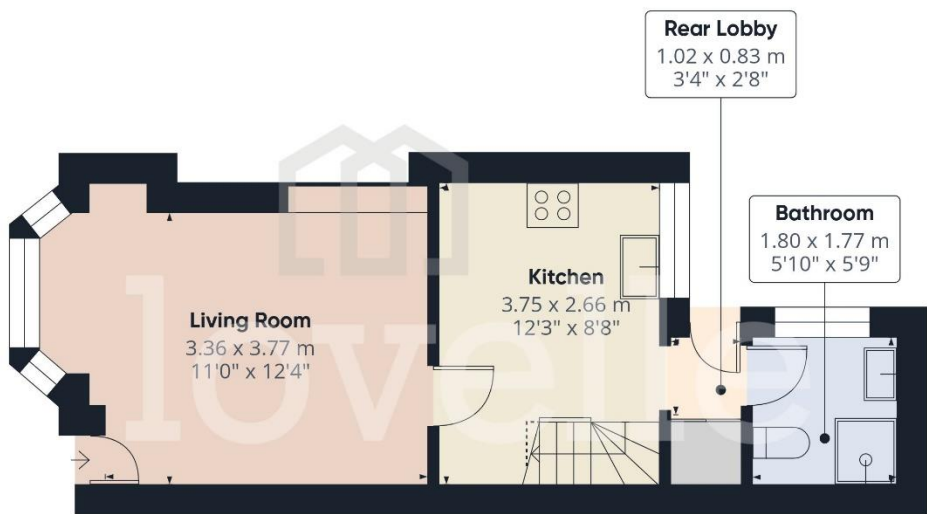
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A&C Homes Limited T/A Lovelle Estate Agency

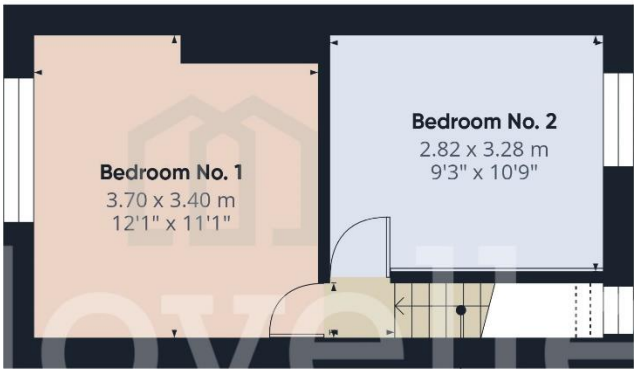


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

52.1 m²
559 ft²

Reduced headroom

0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

