



Simpson Avenue, Kingston upon Hull
Offers in excess of £210,000





KEY FEATURES

- End of Terrace
- Amazing Views!
- Three Bedrooms
- Two Bathrooms
- South-Facing Garden
- Garage
- Designated Parking
- Excellent Condition
- Close to playing field and Schools!
- Close to Amenities
- EPC rating C



DESCRIPTION

Lovelle are proud to present to the market, this three bedroom end of terrace home in Simpson Avenue, East Hull. Situated off Chamberland Road, this property is well situated and occupies a corner plot with its own garage and designated parking. With easy access to transport links and a playing field just a stones throw away, perfect for families and dog walkers! Neutrally decorated throughout, this property is ready and waiting for its next owners!

The property features three well-proportioned bedrooms and two modern bathrooms, providing both comfort and functionality for its next owner! Two bedrooms composing of fitted wardrobes, one bathroom been an en-suite.

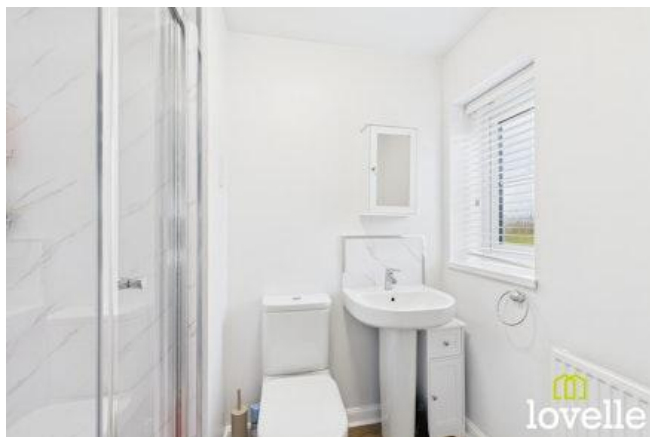
The home is arranged over two levels, ensuring a sense of space and privacy throughout. The kitchen / dining area which has been fitted with an array of modern and sleek, base and wall units. Comprising of built-in oven and four gas hobs, with double doors providing access and views to the rear garden, parking and garage.

The generous living room is ideal for relaxation and entertaining, while the overall internal condition is maintained to an excellent standard. A particular highlight is the south-facing private garden, designed to offer a tranquil outdoor retreat and maximising natural sunlight throughout the day, you will also benefit from a garage and designated parking at the rear.

The property's setting offers impressive views, creating an attractive backdrop to daily living. Additional features of note include proximity to a playing field and schools, making this a practical and appealing option. With access to local amenities supporting a comfortable and convenient lifestyle, the property is positioned for easy access to local facilities, including shopping, cafes, and schools.

Outside the property to the front is a private walkway and grass area leading to the property. To the rear of the property is the South-Facing garden, with artificial grass and decking, with access to the garage and designated parking.

Do not delay, call Lovelle and book your viewing today!





PARTICULARS OF SALE

Hallway

4.37m x 1.91m (14'4" x 6'4")

Step inside this property into the large, bright and airy hallway. Providing access to the living room, W/C, Kitchen / Diner, utility cupboard. With the stair way to the first floor where you will find the three bedroom, ensuite and family bathroom.

Living Room

4.95m x 3.11m (16'2" x 10'2")

Into the spacious living room, with windows to the side elevation and front elevation allowing for plenty of natural light and amazing views over the playing field.

Kitchen / Diner

4.92m x 3.2m (16'1" x 10'6")

The kitchen / dining area which has been fitted with an array of modern and sleek, base and wall units. Comprising of built-in oven and four gas hobs. With composited double doors leading with access and views of the rear garden, parking and garage.

Utility cupboard

The under stairs storage currently used as a utility cupboard

W/C

1.89m x 0.94m (6'2" x 3'1")

A new freshly tiled W/C with a hand basin and mirror.

Bedroom

3.89m x 4.18m (12'10" x 13'8")

The main bedroom with fitted mirrored wardrobes, windows to the side and front elevation allowing for natural light throughout the day. Comprising of an en-suite allowing for morning routines to run smoothly.

En-Suite

2.22m x 1.43m (7'4" x 4'8")

The en-suite, which has been newly tiled, with a WC, shower, and mirror.

Bedroom

2.65m x 3.21m (8'8" x 10'6")

A sizeable single bedroom with a window to the side elevation overlooking the playing field.

Bedroom

2.22m x 2.1m (7'4" x 6'11")

Another good sized double bedroom with fitted wardrobes and windows to the front elevation allowing for plenty of natural light.

Family Bathroom

1.94m x 2.32m (6'5" x 7'7")

The main family bathroom, which is newly tiled, with bath over shower, wc, basin, unit and mirror.



Garage

5.52m x 2.71m (18'1" x 8'11")

A separate garage with up and over door. Please note that the garage is leasehold.

Outside

Outside the property to the front is a private walkway and grass area leading to the property. To the rear of the property is the South-Facing garden, with artificial grass and decking.

TENURE

The tenure of this property is Freehold. The tenure of the garage is leasehold.

LOCAL AUTHORITY

Council tax band: C

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.lovellerestateagency.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

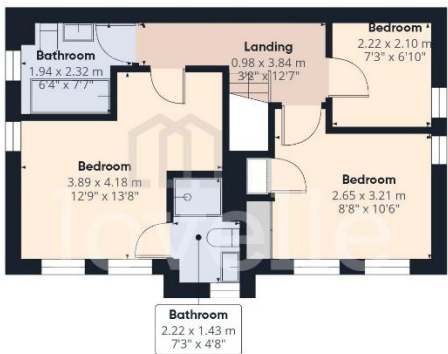


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

97.4 m²
1048 ft²

Balconies and terraces

26.8 m²
288 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.

GIRAFFE360

