



lovelle



Ormesby Walk, Kingston Upon Hull
Asking Price £140,000



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KEY FEATURES

- No Chain Sale
- Laundry Room
- Ground Floor W.C
- Off Road Parking
- Kitchen Diner
- Fully Redecorated
- Loft Room
- Close to amenities
- Close to schools
- Immaculately Presented
- EPC rating C



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DESCRIPTION

Welcome to this immaculately presented and fastidiously maintained family home, set across three floors this property offers ultra stylish living accommodation in abundance.

Located within walking distance of Kelvin Hall School, Appleton Primary School and Wyke Sixth Form College and in close proximity to local shops and major transport links, this house has so much to offer. Available with no upward chain and with all appliances and the majority of the furniture and fittings included, this really is a golden opportunity for either a first-time buyer or a family requiring more space.

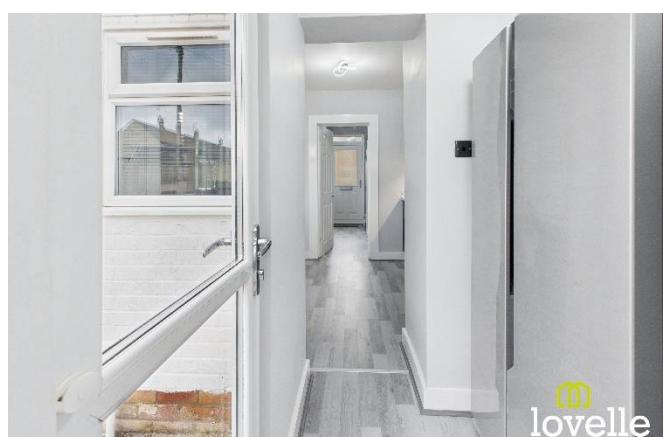
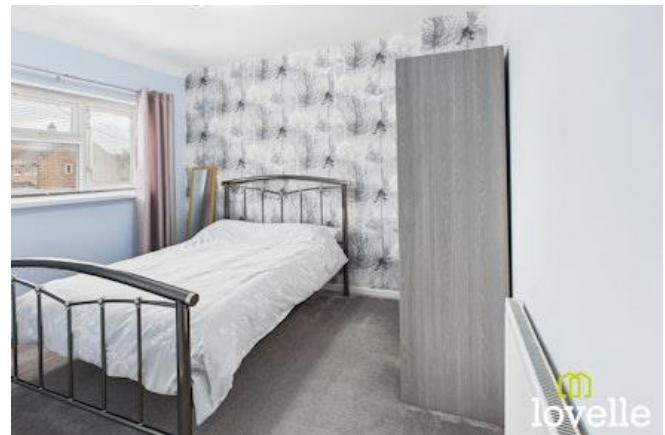
To the ground floor there is a conveniently placed W.C and Laundry room, a rear entrance lobby housing an American-style Refrigerator and Freezer, the newly installed and wonderfully-open plan kitchen diner presents stylish Shaker wall and base units in a striking navy blue with beautifully contrasting veined marble effect work surfaces. There is countertop lighting, a full-size integrated dishwasher, stainless steel sink and drainer with an industrial-styled mixer tap over and a double-width breakfast bar for entertaining friends around or for sitting down to family meal times. From the dining area French doors open out to the terrace and an inviting sitting room with a media wall is accessed through double doors, also off the dining area.

To the first floor is a large central landing providing access to two light and airy double bedrooms. There is a generous family bathroom finished in natural stone effect wall and floor tiling, comprising of a walk-in shower with a MIRA thermostatic mixer valve, large tub-style bath, a close-coupled W.C, floating wash basin with illuminated mirror over and a Chrome towel radiator. Wooden venetian blinds, floating polished timber shelving and high-specification fittings provide the luxurious feel to this bathroom.

Up to the second floor is a converted loft room accessed by a full-width, fixed staircase. This is a great addition to the property with multiple uses, there is power and lighting, two large Velux roof lights, a central heating radiator and eaves storage to both the front and rear elevations. Whilst completed to a very high standard, this conversion not currently signed-off to building regulations but retrospective application could be submitted by the new owner for approval by the local authorities.

Outside and to the front of the property opens out to a large green with established trees, there is a small front garden and access to the property is through a high-security, composite front door. To the rear of the property is a private garden which is laid to gravel providing off-road parking, there is a lawned area with an established Cherry Blossom Tree, a terraced area is immediately adjacent the house with a pathway leading to the rear gates. High fencing around the perimeter provides security and privacy with double-gates opening out for vehicle access.

This property has recently undergone an extensive programme of upgrades and renovations, no detail has been spared and the overall finish is impressive, to say the least!





PARTICULARS OF SALE

Entrance Hall

1.94m x 3.31m (6'5" x 10'11")

Entered through a high-security composite door, the hallway is laid to wood-effect flooring with bright and neutral décor. There are carpeted stairs up to the first floor accommodation, an under-stairs storage cupboard, a central heating radiator and access to the Kitchen diner at the rear of the property

Sitting Room

3.19m x 3.33m (10'6" x 10'11")

A bright and inviting family room to the front of the property, with feature recessed and mirror-backed shelving, a media wall with a stylish storage cabinet and custom-fitted Venetian blinds and curtains, finished with a chrome rail and matching hold-backs. There is a stylish pendant light fitting, a central heating radiator and double glass and timber doors which open into the dining area.

Kitchen Diner

5.55m x 2.87m (18'2" x 9'5")

Recently fully refitted with ultra-stylish, Shaker wall and base units, topped with striking, veined marble-effect work surfaces and wall panelling. This is a well-equipped and beautifully-styled kitchen diner with double French doors out to the rear garden. The wood-effect flooring continues from the Entrance Hall, there are several lighting options around the room, there is a feature wall, venetian blinds to the kitchen window and full-length curtains to the French Doors.

Rear Lobby

1.57m x 1.27m (5'2" x 4'2")

A conveniently placed room providing access to the Laundry Room/W.C, a door out to the rear garden and open to the kitchen. There is power and lighting and the American-style Fridge Freezer is housed in this room.

W.C & Laundry

1.58m x 2.19m (5'2" x 7'2")

With a picture window out to the rear garden this generous laundry room is flooded with natural daylight, there is a convenient worksurface area for storing smaller kitchen appliances, with space for a washing machine and tumble dryer beneath. There is a close-coupled W.C and wash basin, a central heating radiator and the IDEAL Logic 30 Combi boiler is also located in this room. This is a truly amazing addition to this property.

Central Landing & Bedroom Corridor

2.71m x 0.97m (8'11" x 3'2")

A light and bright first floor landing and bedroom corridor, continuing the neutral décor from the Entrance Hall below. Providing access to the family bathroom, two first floor double bedrooms and a further staircase up to the loft room. There is a central heating radiator and a window to the front of the property with a custom-made Venetian blind.

Bedroom No. 1

3.65m x 2.86m (12'0" x 9'5")

Located to the front of the property, this generous double bedroom benefits from a large window dressed with custom-made Venetian blinds and velvet curtains. There are multiple power sockets with some located at high-level for a wall-mounted television, there is a double wardrobe and a stylish pendant light fitting.

Bedroom No. 2

2.73m x 3.31m (9'0" x 10'11")

Located to the rear of the property, this is another generous double bedroom which also benefits from a large window, dressed with custom-made Venetian blinds and curtains on a Chrome pole. There is a feature wall, a triple wardrobe for extra storage and a stylish pendant light fitting.



Family Bathroom

2.71m x 1.64m (8'11" x 5'5")

Finished in natural stone-effect wall and floor tiling, there is a large walk-in shower cubicle with a MIRA thermostatic shower mixer, a tub-style bath, close-coupled W.C, floating wash basin with Chrome mixer tap, illuminated vanity mirror and Chrome towel radiator. Rich wood Venetian blinds and floating shelves compliment the tiling and all make for a luxurious finish.

Loft Room

5.15m x 2.88m (16'11" x 9'5")

Accessed via a full-width fixed staircase, this versatile space is bright and spacious, there are two Velux roof lights, power and lighting and a central heating radiator. Additional storage is provided within the eaves to the front and rear of the roof space. This loft room does not currently benefit from building regulation sign-off but a retrospective application could be submitted by the new owner, for consideration by East Riding council.

Outside

To the front of the property is a small garden with gravelled beds, there is a large public green area with established trees. To the rear of the property is a private garden, bordered with high timber fencing for security and privacy. There is external power sockets, a lawned area with an established Cherry Blossom Tree, a gravelled area providing off-road parking and a timber garden shed with bin storage behind. Access is via a single pedestrian gate and double vehicle gates which lead to the road via a dropped kerb. It is worth noting that the gutters and fall pipes were replaced in 2025 as part of repair works to the main roof.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

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.lovellestateagency.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

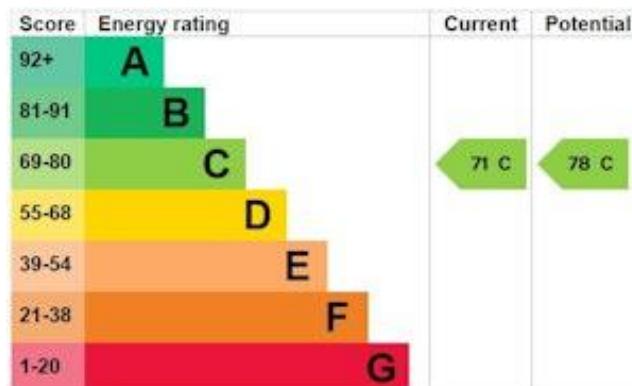
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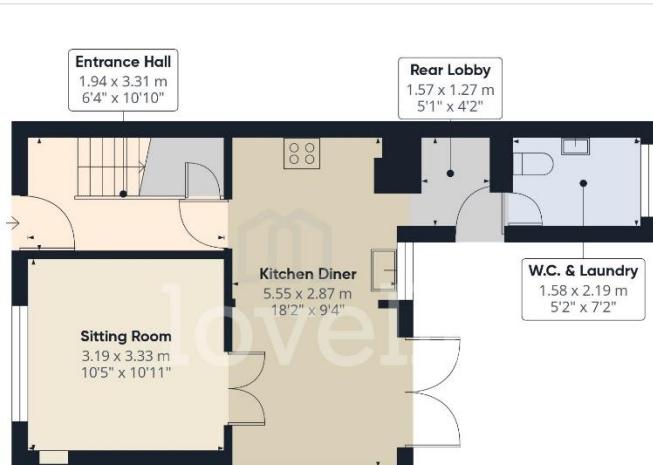
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A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

83 m²

893 ft²

Reduced headroom

6.3 m²

67 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

MAP

