



Woodcroft Avenue, Kingston upon Hull  
Offers over £110,000





### KEY FEATURES

- No chain
- Three bedrooms
- Private garden
- Close to amenities
- Close to schools
- Transport links
- First time buyers
- Investors
- Move in ready
- Total area 71 square metres
- EPC rating C



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## DESCRIPTION

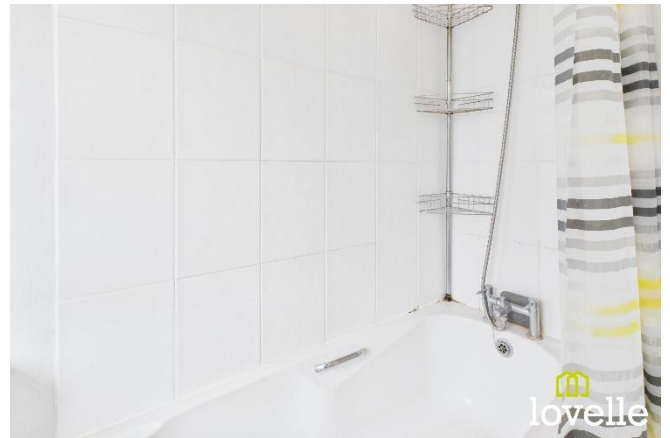
Lovelle are pleased to present to market this three bedroom house that is offered with no chain and is ready to move in, unpack and enjoy.

To the ground floor is a lounge featuring a bay window to the front elevation allowing natural light to flow into the room. Leading off the lounge is a kitchen diner with window to the rear elevation overlooking the enclosed rear garden. The kitchen features contemporary grey base and wall units with grey counter tops and splash backs. The kitchen also benefits from a built in oven, gas hob and extractor. A door provides access to the rear garden.

To the first floor are three bedrooms and a family bathroom. The generous first bedroom features a bay window to the front elevation. The generous second features a window to the rear elevation. The third bedroom to the front of the property could be utilised as a dressing room, hobby room or home office. The family bathroom features a three piece suite comprising of bath with shower over, low flush toilet and hand basin.

Outside to the front of the property is a gravelled front garden with path leading to the front door. To the rear of the property is a generous enclosed garden featuring patio area, lawned area and hardstanding to the rear. The garden can be access via a gated ten foot.

Do not delay call Lovelle and book your viewing today!







## PARTICULARS OF SALE

### Hallway

**1.31m x 1.7m (4'4" x 5'7")**

Enter through a private front door. Stairs leading to first floor. Door leading to lounge.

### Lounge

**3.95m x 3.47m (13'0" x 11'5")**

A generous lounge with bay window to the front elevation. Door leading to kitchen diner.

### Kitchen Diner

**4.9m x 3.11m (16'1" x 10'2")**

Featuring a mix of grey base and wall units with grey counter tops and splash backs. Fitted oven, hob and extractor. Window to the rear elevation and door leading to rear garden.

### Bedroom

**3.2m x 3.48m (10'6" x 11'5")**

A generous bedroom with bay window to the front elevation.

### Bedroom

**3.17m x 3.1m (10'5" x 10'2")**

A generous bedroom with window to the rear elevation.

### Bedroom

**1.66m x 2m (5'5" x 6'7")**

A third bedroom to the front of the property.

### Bathroom

**1.64m x 2.1m (5'5" x 6'11")**

Featuring a three piece suite comprising of bath with shower over, low flush toilet and hand basin.

### Outside

To the front of the property is a gravelled front garden with path leading to the front door. To the rear of the property is a generous enclosed garden featuring patio area, lawned area and hardstanding to the rear. The garden can be access via a gated ten foot.



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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: A

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

<https://www.hull.gov.uk/>

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## 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.

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## 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.

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## 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.

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## 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.

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## 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.

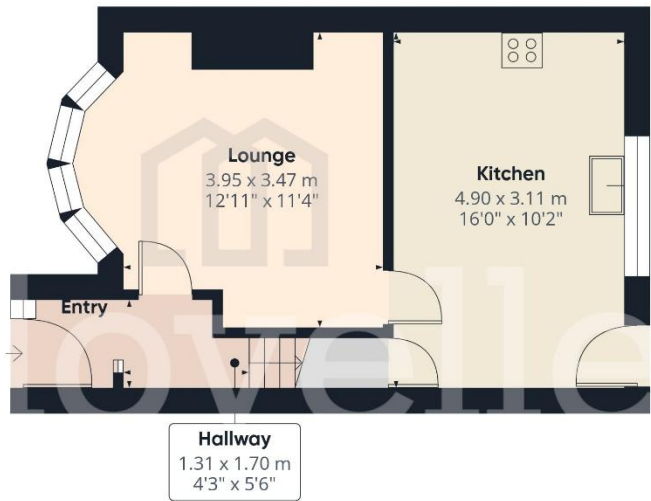
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

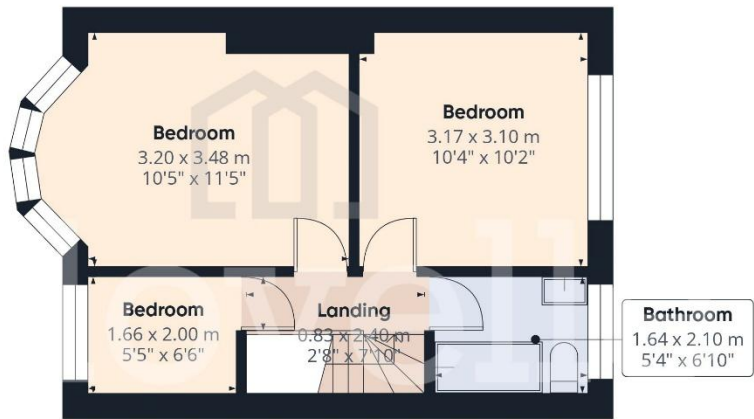
## A&C Homes Limited T/A Lovelle Estate Agency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
65.1 m<sup>2</sup>  
703 ft<sup>2</sup>

(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.

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