



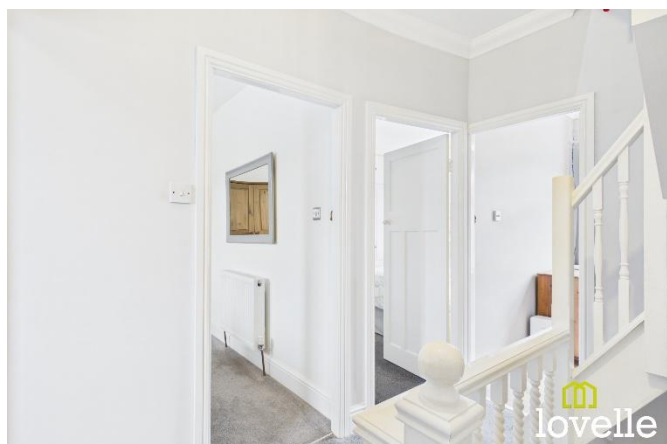
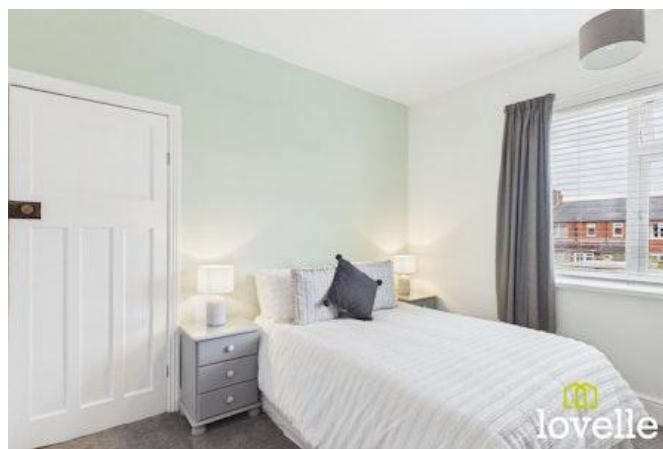
Wensley Avenue, Kingston upon Hull
Asking Price £175,000





KEY FEATURES

- Three Bedrooms
- Mid-terraced Property
- Kitchen Diner
- Immaculate Presentation
- Off-Road Parking
- Landscaped Private Garden
- Loft Storage Room
- Close to Schools
- Close to Local Shops
- Stylish Décor Throughout
- EPC rating D



DESCRIPTION

Welcome to this beautifully presented, three-bedroom mid-terrace home with a sun soaked rear garden, ideally situated on Wensley Avenue off Hull Road. Offering an excellent blend of style, space & convenience, this attractive property is perfect for buyers looking for a home that is ready to move straight into. The accommodation is dutifully maintained throughout & features a modern & stylish interior.

Your entrance to this property is into a light & airy hallway, boasting a beautiful Barley-twist staircase & warm, solid Oak flooring, this is a wonderfully welcoming start to your visit to the property.

Leading from the hallway & to the front of the house is a bright & intimate sitting room, a stunning fireplace housing a living flame gas fire is sat upon a Marble hearth & is the focal-point of the room. The Oak flooring continues from the hallway which compliments the neutral & calming decor perfectly, a splash of colour is brought to the room with a feature wall & the space is flooded in daylight through the box bay window.

To the rear of the property is a superb, open-plan kitchen diner providing a fantastic family & social entertaining area. Stylish, solid Oak units with stone-effect work surfaces, integrated appliances & a fabulous range cooker make this room perfectly suited to everyday family life & for entertaining friends. A large bar area offers a ample space for dining & natural stone tiles provide a warm & attractive splashback. A glazed uPVC door open out to the rear garden, creating a lovely connection between indoor & outdoor living.

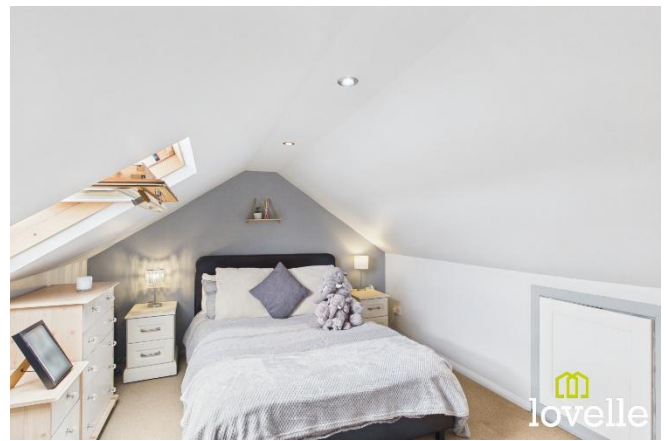
To the first floor are three, well-proportioned bedrooms including two generous doubles & a spacious single, all served by a contemporary bathroom. The first floor rooms all retain their original pine interior doors, adding charm & period character.

The principal bedroom is to the front of the house, it features a walk-in bay window & a suite of stylish, fitted bedroom furniture. The room is laid to carpet & offers a calming colour pallet.

Bedroom no. 2 is a further, spacious double bedroom to the rear of the house, the decor is again calming & inviting with a window providing views across the garden. A fitted wardrobe houses the Vaillant Salus boiler gas combi boiler, installed 7 years ago & having been serviced annually since.

Bedroom No. 3 is to the front of the house, this would make a great home office, nursery or single bedroom.

The bathroom has been recently refurbished, it is elegantly & fully-tiled & laid to wood-effect vinyl flooring. There is a modern, three-piece suite comprising of a large corner cubicle fitted with a MIRA thermostatic shower, a wash basin sat within a vanity unit & a close-coupled W.C. A Chrome towel radiator & large over-basin mirror finish the rooms' styling perfectly.



A fixed flight of stairs takes you up to a convenient loft storage room, laid to carpet & fitted with power & lighting. There is a VELUX roof window providing natural light & further eaves storage is accessed through cupboard doors to the front & rear elevations.

To the outside & the rear garden is the real highlight, enjoying an East-facing aspect sunshine lands throughout the day in different seating areas. A raised terrace patio area provides the perfect spot for outdoor dining & entertaining, raised borders boast mature & thoughtful planting while the lawn offers ample space for the whole family to enjoy & entertain. The garden is enclosed with fencing for privacy and benefits from a greenhouse & timber sheds, providing extra storage space.



PARTICULARS OF SALE

Hallway

3.8m x 1.57m (12'6" x 5'2")

Entrance is via a high-security composite door. Laid to Oak flooring & with carpeted stairs to the first floor accommodation, a storage cupboard is beneath the stairs, there is a central heating radiator & doors lead to the sitting room & kitchen diner.

Sitting Room

4.13m x 3.55m (13'6" x 11'7")

Laid to Oak flooring & with a feature fireplace having an inset living-flame gas fire, a walk-in uPVC bay window to the front elevation, ceiling & wall lighting & a central heating radiator.

Kitchen Diner

3.1m x 5.23m (10'2" x 17'2")

Fitted with Oak Shaker style units & topped with stone-effect work surfaces which extend to a spacious breakfast bar. Integrated appliances include a range-style cooker with extraction over & a dishwasher. A further wall of units offer additional storage & space for laundry appliances. A uPVC door leads to the rear garden, there is a large picture window & a central heating radiator.

Central Landing

2.56m x 0.97m (8'5" x 3'2")

Providing access to the first floor accommodation & with a fixed flight of stairs leading up to the loft storage room.

Bedroom No. 1

4m x 3.42m (13'1" x 11'2")

Fitted with a wide range of bedroom furniture, with neutral décor, laid to carpet, a uPVC walk in bay window to the front elevation & a central heating radiator.

Bedroom No. 2

3.29m x 3.3m (10'10" x 10'10")

Located at the rear of the property, with bright & light décor, the room is laid to carpet, there is a fitted wardrobe housing the gas-fired combi boiler & a window with views over the rear garden.

Bedroom No. 3

2.24m x 1.72m (7'4" x 5'7")

Located to the front of the property, the room is laid to wood-effect flooring.

Bathroom

1.88m x 1.69m (6'2" x 5'6")

Recently refurbished & fully tiled, offering a contemporary three-piece suite of a large corner cubicle with thermostatic shower, a wash basin set within a vanity cupboard, a close-coupled W.C & a Chrome towel radiator.

Loft Storage Room

4.81m x 3.14m (15'10" x 10'4")

Laid to carpet & fitted with power & lighting, there is a VELUX window for natural daylight & eaves storage to the front & rear elevations.



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 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.

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.

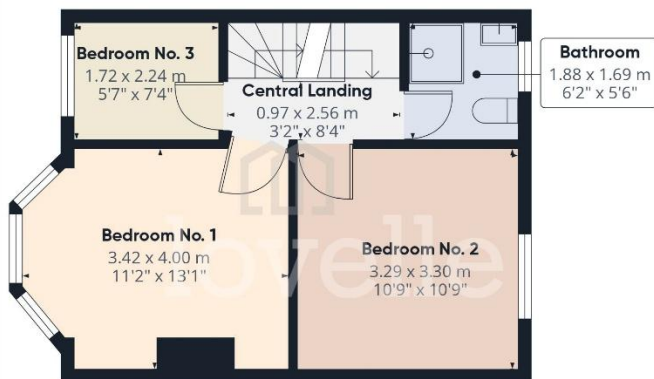
A&C Homes Limited T/A Lovelle Estate Agency



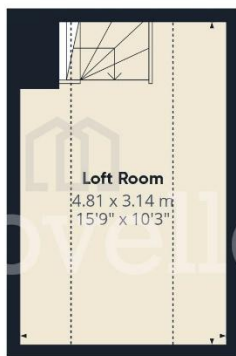
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

81 m²

871 ft²

Reduced headroom

6.7 m²

72 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

