

Hutt Street, Kingston upon Hull
Asking Price £169,950




lovelle



KEY FEATURES

- Vacant Possession
- Three Generous Bedrooms
- Fabulous Original Features
- Large Loft Room
- Ground Floor Shower Room
- Private Rear Garden
- Council Tax Band: B
- EPC Rating: D
- Laundry Room
- Close to Hull City Centre
- Tenure: Freehold



DESCRIPTION

As you enter this beautiful house into the grand hallway, you are immediately awestruck with the scale and proportions of the features, you are met with pitch pine architrave and skirting, original panelled doors, huge and ornate plasterwork adorning the ceilings and the most magnificent corbels I have encountered in any property...every feature in this property is on a grand scale!

There is a wide and sweeping staircase which is flanked by an intricately carved newel post and a rich, red mahogany handrail a-top a forest of turned spindles, painted brilliant white to contrast wonderfully and add even further period elegance to this room. The vast split-level landing is a continuation of the grandeur of the hallway up and onto the upper floor, leading you to 3 generous bedrooms, a laundry room, family bathroom and up a further floor to a vast loft room.

The sitting room retains 14" timber skirting, huge stepped plaster corning, an impressively detailed centre rose to the ceiling and wonderfully warm oak wooden flooring. Natural daylight floods the room through a huge, original, east-facing bay window with sash windows. Your gaze is immediately drawn to the elegant period pitch pine fire surround, inset with a Victorian cast iron and tiled fireplace. There is an overall feeling of impressive, period grandeur in this fabulous drawing room.

Through into the dining room you are again presented with an abundance of period features again on a grand scale. Yet more 14" timber skirting, more huge, stepped plaster corning and another impressively detailed centre rose to the ceiling. The original hearth tiles remain where once another magnificent fireplace sat and the amazing pitch pine window casement (which may still contain the original window shutters!) looking out across the courtyard garden.

This is an inner hall from where you access the large and very useful pantry cupboard, there is a half-glazed door out to the York stone patio and wider garden and a half-glazed door to the kitchen.

Through into the bright, light and modern kitchen there is a large range of mid-century inspired base and wall units, all stand-free offering great versatility in their arrangement. There is a high-level oven, full size dishwasher, a four-ring gas hob and externally-vented extraction above. There is plumbing and under-counter space for a range of laundry equipment. The Ideal Logic 30 combination boiler is also located in this room, conveniently placed for ease of Engineer servicing.

On from the kitchen is a generously-sized shower room, offering a convenient place to shower when returning after a bike ride or run or just as a useful downstairs W.C. There is a wet-room floor, luxurious Travertine tiles within the shower cubicle, a two-piece white suite comprising of a close-coupled W.C and large basin and a chrome towel radiator.

Externally and continuing from the house is a brick and slate outbuilding, offering fantastic additional space as a possible workshop, laundry room or internal shed. There is power and lighting and a separate door to the garden.

To the first floor is a large family bathroom which has a wet room floor, comprising of a generous shower area with Chrome thermostatic mixer valve, a close-coupled W.C, and large basin with modern chrome mixer tap. The walls are elegantly tiled from floor to ceiling in Travertine and the room is brightly illuminated by several chrome finished downlighters.

There are two double bedrooms and one single bedroom -

Bedroom No. 1 to the front of the property benefits from a large east-facing sash window which floods the room in daylight, the original Victorian built-in wardrobe is adjacent to the chimney breast and large plasterwork corning remains to the high ceiling, providing a grand, period feel to this room.

Ensuite - this generous room comprises of a modern pedestal basin with chrome mixer tap, a large bathtub with traditional mixer tap and shower function, a chrome towel radiator and space for the installation of a W.C. The room benefits from a huge original sash window making this a bright and airy ensuite!

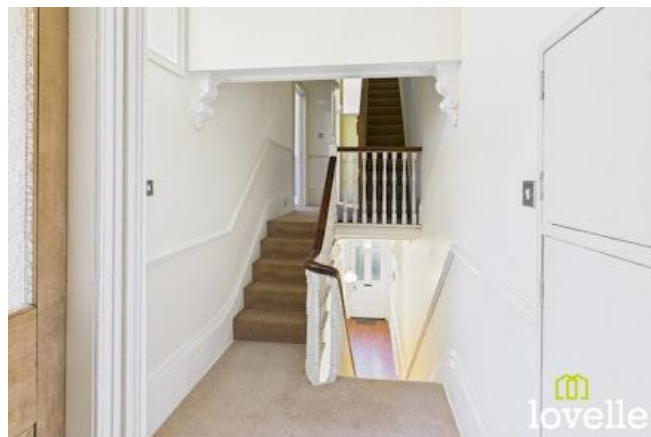
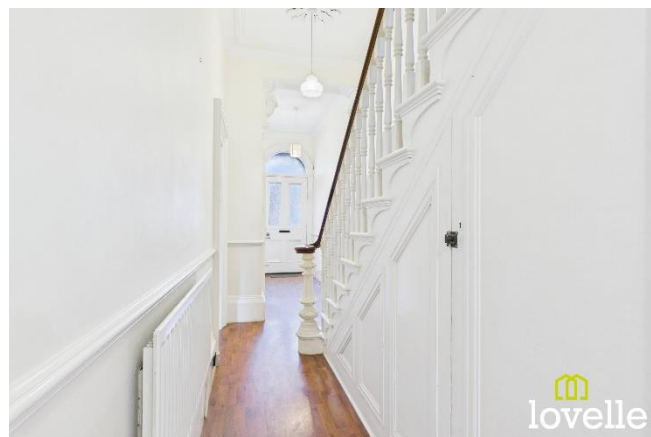
Bedroom No. 2 is a very generous double room with high ceilings, it has a large window overlooking the garden and has retained many original features. These include the built-in Victorian wardrobe, deep skirting and architrave, a magnificent plasterwork corning to the ceiling.

Bedroom No. 3 is to the rear with a large window and fantastic views across the rear garden, there is also an original timber storage cupboard.

Finally the loft room, this is a vastly spacious area on the second floor of the property and is accessed via a recently installed, traditional style pine staircase. This is a spacious multi-function room with two Velux-style roof lights, exposed brick chimney breast and huge eaves storage areas to the front and rear.

To the outside and rear of the property is a York stone flagged patio, offering soil-filled borders for future planting of shrubs and trees. There is a small walled kitchen garden area to the rear, accessed through a gate within fencing, all making for a wonderfully relaxing area but also one which can provide practicality and different uses.

The property is in a good, overall condition having been well-maintained under the custodianship of the current owner, it is a wonderful example of Victorian family home, fantastically preserved and ready for a new family to make this their home.





PARTICULARS OF SALE

Entrance Hall

7.68m x 1.79m (25'2" x 5'11")

A grand and welcoming hallway, entered through the original hardwood door. Traditional features in abundance including stunning plasterwork mouldings and grand timberwork. Modern laminate flooring, carpeted stairs rising to the first floor, central heating radiators and an under stairs storage cupboard within the original panelled staircase.

Drawing Room

4.34m x 4.26m (14'2" x 14'0")

A stunning reception room with a vastly high ceiling, a large walk-in bay window to the front elevation, feature fireplace, picture rail, cornicing, and 14" skirting and central heating radiator.

Dining Room

3.87m x 3.97m (12'8" x 13'0")

A spacious and versatile reception room, feature window casement with, an imposing ceiling rose and cornicing, picture rail, polished wood flooring elevation and central heating radiator.

Inner Vestibule

1.19m x 1.93m (3'10" x 6'3")

Offering a large pantry cupboard and original half-glazed door to the side elevation leading to the garden these is vinyl flooring for ease of maintenance.

Pantry Cupboard

1.2m x 0.7m (3'11" x 2'4")

A fantastically convenient room for the ambient storage of food and other items. This room offers wrap-around shelving floor to ceiling

Kitchen

5.23m x 2.74m (17'2" x 9'0")

With a range of modern wall units and free-standing base units with hardwood work surfaces fitted over. Ample space for under counter appliances. Space for a larder style fridge freezer and cooker. Central heating radiator and a hardwood double glazed window.

Shower Room

1.32m x 1.79m (4'4" x 5'11")

With a wet room floor and Travertine tiled walls, fitted with a three-piece suite comprising of a shower cubicle, close-coupled W.C. and large basin. Spotlights to the ceiling, extractor fan, double glazed window to the side elevation and Chrome towel radiator.

First Floor landing

4.57m x 1.77m (15'0" x 5'10")

With split level staircase, presenting grand decorative plasterwork cornicing and corbels, tall timberwork skirting a dado rail. Original doors leading to all bedrooms, the laundry room and the family bathroom. There is a further staircase leading up to the loft room.

Bedroom One

4.25m x 3.93m (13'11" x 12'11")

Substantial principal bedroom with large original sash window to the front elevation, built-in Victorian cupboard, plasterwork cornicing, central heating radiator and original door to the ensuite.

Ensuite Bathroom

2.77m x 1.34m (9'1" x 4'5")

A generous ensuite flooded with light from the large original sash window to the front of the property. Offering a panelled bath with Chrome mixer tap and hand held shower attachment. A modern pedestal wash basin with Chrome mixer tap and space to install a W.C.

Bedroom Two

3.95m x 3.48m (13'0" x 11'5")

A spacious double bedroom with built-in Victorian wardrobe, original tall sash window to the rear elevation with views across the terrace and garden and a central heating radiator.



Bedroom Three

2.65m x 2.73m (8'8" x 9'0")

To the rear of the property, there is a Victorian built-in cupboard, laminate flooring, central heating radiator and original sash window.

Family Bathroom

2.42m x 1.47m (7'11" x 4'10")

With a wet room floor and Travertine fully tiled walls, there is a Chrome thermostatic mixer valve shower, close-coupled W.C. and a large, modern wall hung wash basin. Chrome towel radiator and a hardwood glazed window.

Laundry Room

1.3m x 0.79m (4'4" x 2'7")

Conveniently located on the first floor, this laundry room is equipped with services for both washing and drying machines and is a great storage area for other associated laundry equipment.

Loft Room

4.53m x 5.59m (14'11" x 18'4")

A large and versatile room with two dual aspect Velux-style roof windows to the East and West roof flanks. The room is laid to laminate flooring and benefits from a painted, exposed brick chimney breast. Doors lead to eaves storage to the front and rear of the property.

Front Garden

The property has a charming front garden with two mature Laurel bush, period style wrought iron fencing and gate border the garden with a Clematis vine beautifully woven through.

Rear Garden

A generous York stone flag patio is edged with fresh earth borders, ready for planting with shrubs and small trees.

Outbuilding

2.61m x 1.9m (8'7" x 6'2")

A brick and slate tile outbuilding which could be used as a garden shed, Laundry room or simply as additional storage, this outbuilding benefits from power and lighting and a window to the side and rear elevation.

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TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

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

<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.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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



