



Mayfield Street, Kingston upon Hull
Offers in excess of £70,000





KEY FEATURES

- Open Plan Living Dining Room
- Two Double Bedrooms
- Close to Shopping Areas
- Large Loft Storage Area
- Close to Major Transport Links
- No Chain Sale
- Investment Property
- Large First Floor Bathroom
- First Time Buyer Property
- South-Facing Private Courtyard
- EPC rating E



DESCRIPTION

This Victorian end of terrace property offers huge potential with a spacious open plan living & dining room, a fully fitted kitchen, two double bedrooms, a large family bathroom on the first floor and an abundance of storage available within in a large loft area.

You enter the property into a hallway which provides access to the ground floor reception rooms and stairs up to the first floor accommodation.

On the ground floor you will find the spacious living and dining room where natural light floods the space from the bay window to the front and picture window to the rear, there is ample understairs storage within an enclosed cupboard and double doors lead you into the kitchen.

The kitchen offers a range of wall and base units with corresponding work surfaces atop, all in a Beech-effect finish. Fitted are a four ring gas hob with extraction over, a fan assisted electric oven and a stainless steel sink with drainer.

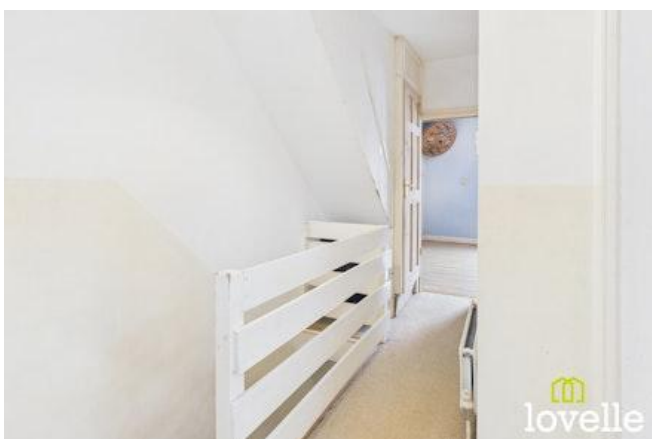
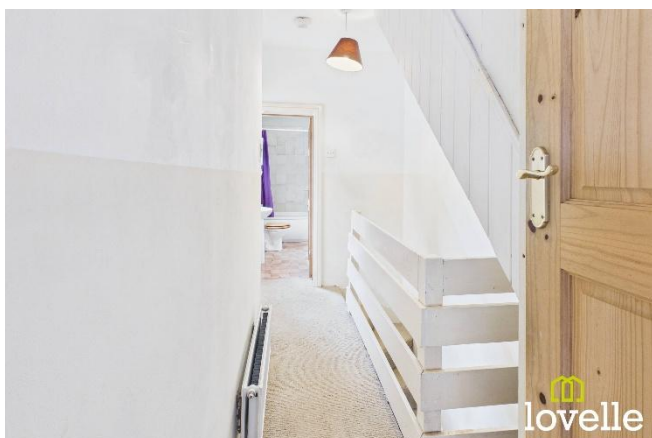
Up to the first floor there is spacious central landing which provides access to a large bathroom, two generous double bedrooms and a further, enclosed staircase leading to the large loft storage area.

The bathroom is to the rear of the property and comprises of a pedestal wash basin, a close-coupled W.C with Pine seat and a panelled with a shower over, the walls are mainly tiled. There is a large window to the side elevation, extraction and ample space to install an airing cupboard, separate shower cubicle or to allow for a full reconfiguration of a new suite.

There is a double bedroom to the rear of the property with a south-facing picture window over the private courtyard, to the front of the property is a further double bedroom with a Victorian fitted wardrobe, both bedrooms are laid to wood-effect laminate flooring.

Up the enclosed staircase to the loft storage room and you are greeted with light and space, there is a Velux roof window to the South flank of the roof, there is power and lighting and the floor is carpeted.

Outside and to the rear is a private, south-facing courtyard with gated pedestrian access to Mayfield Street. Outside and to the front is a small paved garden with mature hedging.





PARTICULARS OF SALE

Hallway

4.04m x 0.84m (13'4" x 2'10")

Enter the property through a uPVC glazed door and into an enclosed hallway, there is access to the ground floor reception rooms through a panelled Pine door and stairs up to the first floor accommodation.

Living Room

3.37m x 3.35m (11'1" x 11'0")

A bright and airy room with a full-height bay window, there is a fan light to the ceiling, a central heating radiator, the floor is carpeted and there is a chimney breast which could be opened to allow for the installation of a fireplace.



Dining Room

3.56m x 3.31m (11'8" x 10'11")

Another bright and airy room which is open-plan to the living room. There is a large, south-facing picture window overlooking the private courtyard, there is a decorative ceiling light, a single pine door to the understairs storage area, a further single pine door out to the hallway, double doors leading to the kitchen and a central heating radiator.



Kitchen

3.23m x 1.75m (10'7" x 5'8")

Offering a range of wood-effect base and wall units with corresponding wood effect worksurfaces, there is a gas hob, fan assisted electric oven, extraction and space for further appliances.

Central Landing

3.61m x 0.74m (11'10" x 2'5")

A spacious area providing access to two double bedrooms and the family bathroom via Pine panelled doors, a further enclosed staircase leads from this landing to the loft storage area.



Bedroom One

3.43m x 3.95m (11'4" x 13'0")

A spacious double bedroom to the front of the property with wood-effect flooring, a Victoria fitted wardrobe, a window to the front elevation and a central heating radiator.

Bedroom Two

3.57m x 2.69m (11'8" x 8'10")

A further double bedroom to the rear of the property also with wood effect flooring, a south-facing window and a central heating radiator.

Bathroom

3.13m x 1.76m (10'4" x 5'10")

A large family bathroom offering a pedestal wash basin, close-coupled W.C and panelled bath all in arctic white. There is a shower over the bath, the walls are tiled to the splash areas, there is a central heating radiator and ample space for additional storage or a full reconfiguration, allowing for a separate shower cubicle to be installed.

Loft Room

4.59m x 3.95m (15'1" x 13'0")

A generous additional storage area accessed by an enclosed staircase leading from the central landing. There is a VELUX roof light, power and lighting and the floor is carpeted.

Outside

To the rear is a south-facing private courtyard with pedestrian access to Mayfield Street. To the front of the property is a small paved garden with a mature hedge providing privacy.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

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

<https://www.hull.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:-

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

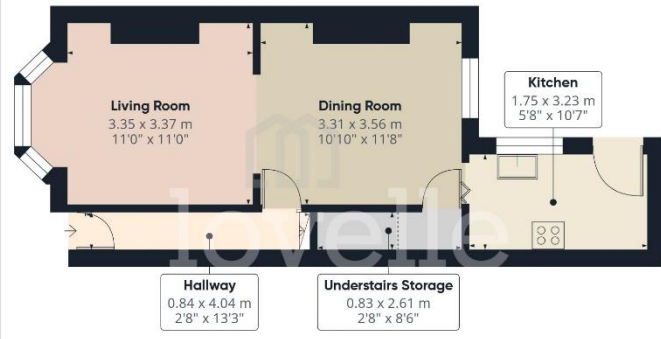
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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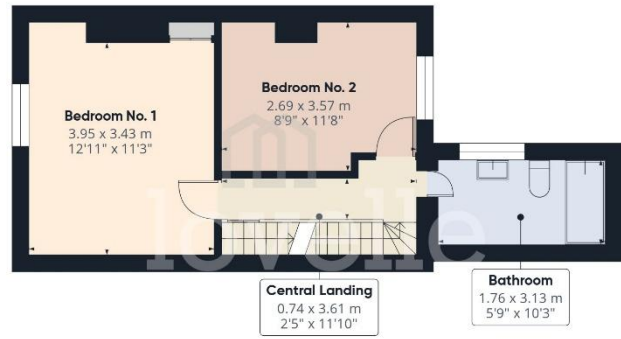


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

83.9 m²
904 ft²

Reduced headroom

1.9 m²
21 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.

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