



Chanterlands Avenue, Kingston upon Hull
Asking Price £110,000






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KEY FEATURES

- Located on Main Shopping Street
- Two Double Bedrooms
- Immaculate Presentation Throughout
- Shared Courtyard Garden
- Huge Reception Room
- Walk-in Wardrobe
- Large Family Bathroom
- Double Glazed Throughout
- Fabulous Dining Kitchen
- No Chain
- EPC rating C




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DESCRIPTION

This large, two bedroom apartment offers a modern and luxurious living environment, presented in immaculate condition throughout and set within the sympathetic redevelopment of the Perth Street Methodist Church.

Situated on the bustling and cosmopolitan Chanterlands Avenue, within 10 minutes walk of the Princes Avenue Bar & Restaurant scene and within 25 minutes walk of Kingston Upon Hulls' City Centre, this amazing apartment delivers a layout designed for comfort and convenience and does this in style!

A perfect first home, a wonderful buy-to-let investment opportunity or a stylish residence for professionals working in the City Centre or commuting out of the City.

On entering the property you are immediately greeted by a light and bright colour palette, an abundance of natural daylight and tasteful fittings and fixtures...a theme which continues throughout this wonderful apartment!

From the entrance hall you are led into an open-plan living room, this is a bright and airy reception area creating a versatile environment for relaxation and dining. The corner position of this apartment provides four huge period-style sash windows offering views out to the bustling street scene and allowing natural daylight to flood the room. The modern colour palette and natural coloured flooring compliment the kitchen units and tiling perfectly. Off the living area is a tall cupboard which could be racked-out to form a convenient laundry store or cloaks cupboard.

This fabulous reception room opens up further into the spacious kitchen diner which is fitted with a range of ultra-modern, high-gloss wall and base units. The Beech-effect work surfaces contrast against the White, chamfered brick wall tiling which forms a brilliantly bright splashback. There is a fan-assisted electric oven, a halogen four-ring hob with extraction hood over, space is provided for a washing machine and a larder fridge freezer.

To the rear of the property and back through the entrance hall you will find two spacious double bedrooms and a large family bathroom.

Bedroom No. 2 is a generous double room benefitting from excellent proportions and high ceilings, there is a period-style sash window which floods the room with natural daylight and provides views over the shared courtyard garden.

The bathroom offers space and style with a three-piece suite comprising of a close-coupled W.C and large wash basin both set within a modern, beech effect vanity unit. There is a large P-Shape panelled bath with a MIRA thermostatic shower over and a full-height glass shower screen, the suite is finished in brilliant white with contrasting Chrome fittings, there are spot downlights, extraction and natural decor of stone-coloured walls and stone-



The accommodation continues to the Principal bedroom providing luxurious and spacious accommodation, this large bedroom is drenched in natural daylight through the dual-aspect, period-style sash windows. There is a dressing area and walk-in wardrobe, all forming this fantastic suite.

This gorgeously proportioned and stylish apartment is a des-res for a young individual or a professional couple seeking additional space, offered as vacant possession simplifying the transaction process for potential purchasers and is available with a leasehold tenure.

Located in the Avenues Ward of Kingston Upon Hull, this amazing apartment takes advantage of a High Steet position. This convenient location provides easy access to a broad selection of amenities, including local shops, restaurants, bars and transport links. Kingston Upon Hull is renowned for its vibrant cultural scene and historic landmarks, contributing to a well-rounded urban lifestyle. The area is well connected to public transport services, offering straightforward routes to other parts of the City, the surrounding region and the rest of the Country. Amenities, recreational spaces and educational facilities are all within accessible distance, making this location practical and very appealing!



PARTICULARS OF SALE

Hallway

4.08m x 1.19m (13'5" x 3'11")

Initially you enter the main building into a shared hallway, there is a private front door to the apartment which leads into a bright and spacious entrance hallway. Offering neutral décor and a tiled floor and doors lead to all rooms.

Open-Plan Living Dining Kitchen

9.66m x 5.72m (31'8" x 18'10")

A large, bright and airy open plan room offering contemporary living, with sash-style windows overlooking the front elevation. Opening up into the spacious kitchen dining area. The kitchen diner features a range of stylish base and wall units in high-gloss Cream with contrasting worksurfaces and splash back tiling.

Bedroom No.1

3.77m x 2.62m (12'5" x 8'7")

The principal bedroom features dual aspect windows to the rear elevation of the building and views out across the shared courtyard garden. This spacious room provides a dressing area and walk-in wardrobe.

Wardrobe

0.94m x 2.08m (3'1" x 6'10")

Racked out for convenient clothes storage, a perfect addition to the principal bedroom.

Bedroom No. 2

4.04m x 3.6m (13'4" x 11'10")

A generous double bedroom with high ceilings, a period-style sash window to the rear elevation, offering views across the shared courtyard garden.

Bathroom

2.08m x 3.31m (6'10" x 10'11")

Featuring a three-piece suite comprising of a large P-Shaped panelled bath with shower over, a close-coupled W.C and wash basin set within a large vanity unit. Beautifully finished in bright white porcelain sanitaryware, Chrome fittings, stone-effect tiling and complimented by down spotlights, an illuminated mirror and extraction.

Outside

To the rear of the property is a shared courtyard garden, laid to Slate chippings and boasting an established Laurel tree. There is a covered bicycle shed and bin store.

To the front of the property is a low-walled garden area laid to lawn and bordering the corners of Chanterlands Avenue and Perth Street.



TENURE

The tenure of this property is Leasehold.

SERVICE CHARGE

T.B.C by client

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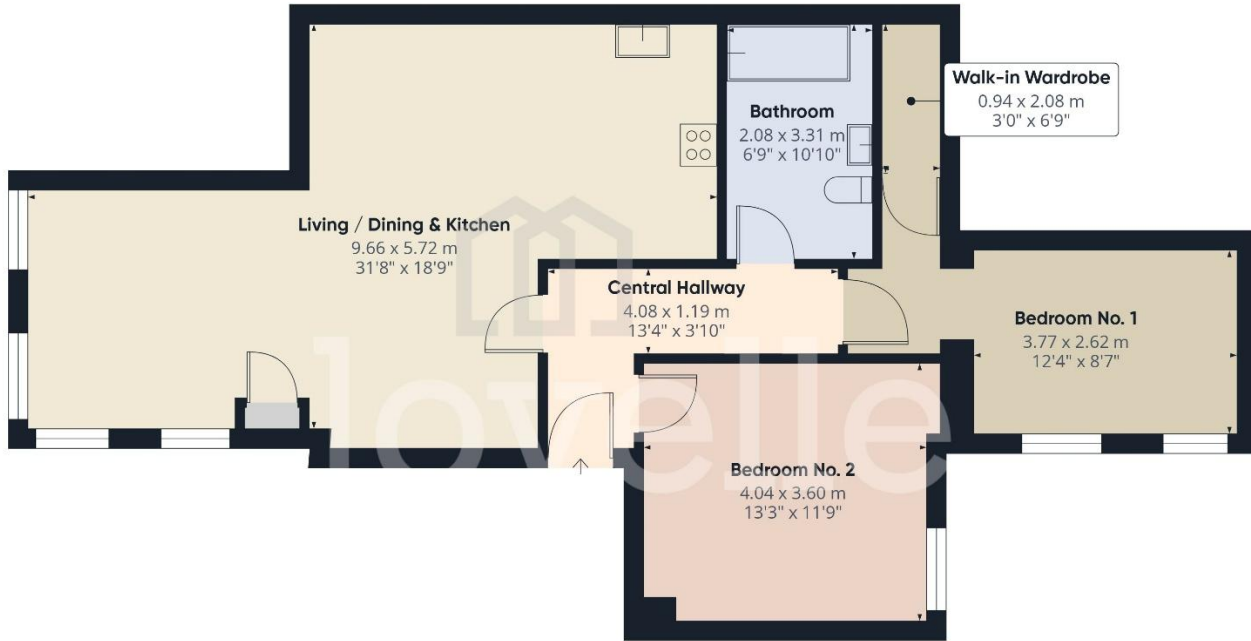
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Approximate total area⁽¹⁾
85.3 m²
917 ft²

(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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