



Westcott Street, Kingston upon Hull
Asking Price £160,000





KEY FEATURES

- Close to Several Schools
- Close to Main Shopping Areas
- Close to Parks and Leisure Facility
- Large Rooms
- Many Victorian Period Features
- Beautifully Presented Throughout
- Fully Double Glazed
- Excellent Transport Connections
- Off-Road Parking
- Large Private Garden
- EPC rating D



DESCRIPTION

Located in the popular Southcoates Ward only a few moments walk from Holderness Road, East Park, Westcott School and Woodford Leisure Centre. This impressive, period mid-terrace property is an exciting new addition to the market and ready for its new custodians.

Boasting two large reception rooms, with the sitting room featuring a high performance log burning stove and huge walk-in bay window, both with high timber skirting, large Victorian corning and original features in abundance.

There is a substantial kitchen diner flooded with daylight from the dual-aspect windows, the Dove grey shaker-style kitchen offers a vast array of wall and base units, with Beech worksurfaces over and a large Breakfast Bar.

There is a recent extension to the rear of the property where you will find the rear lobby with coat and boot storage, a stylish W.C & a laundry room with base units and a solid Beech worksurface. There is provision for laundry equipment and an additional freezer.

With high ceilings and large sash-style double glazed windows the whole property is flooded with natural daylight throughout.

To the first floor you will find a vast, principle bedroom with a walk-in bay window to the front of the property, there are 2 further double bedrooms, offering versatile accommodation to suit all of your family needs.

The family bathroom is beautifully styled and is flooded with natural light. It comprises of a large tub bath with thermostatic shower over, a closed-coupled W.C, a statement-piece marble wash basin sat atop a shaker style vanity cabinet, all beautifully finished with wall panelling and brick-effect tiling.

There is no shortage of storage, provided by the two huge loft spaces which are partially boarded.

To the rear of the property there is a very generous garden split over three areas, there is a timber decked area immediately adjacent the house, a lawned area beyond and a raised paved area to the rear of the garden currently used for seating as this area catches the end of day sunshine.

This property benefits from a recently upgraded electrical system and a regularly serviced Ideal boiler, all that's left for the new owners to do is to move in and unpack. This is a classically traditional property, yet it is modern in feel and is very appealing, it has provided a wonderful family home for many years and is now ready for its next owner.





PARTICULARS OF SALE

Hallway

6.62m x 1.57m (21'8" x 5'2")

A large bright and airy room leading to two reception rooms and the kitchen, with stairs leading to the first floor accommodation.

Living & Dining Room

7.35m x 3.36m (24'1" x 11'0")

A bright and spacious open-plan room with a large bay window to the front elevation and large picture window to the rear of the property offering natural daylight in abundance and views over the front and rear gardens. Including a log burning stove in the living room area, a further fireplace to the dining area and many original Victorian period features.

Kitchen Diner

4.66m x 2.97m (15'4" x 9'8")

Modern, bright and spacious; this kitchen/diner offers a stylish range of base and wall units, featuring solid Beech worksurfaces and a large breakfast bar. Multiple windows flood the room in natural daylight, there is an under stairs cloak and storage cupboard and a door leads to the rear entrance lobby with a W.C and laundry room.

Laundry Room

1.78m x 2.84m (5'10" x 9'4")

A bright and airy laundry room offering extra space, including base units with solid Beech worksurface, space for laundry equipment and additional fridge freezer space.

Rear Lobby

1.54m x 1.52m (5'1" x 5'0")

The rear entrance to the property providing access to the W.C, laundry room and rear garden.

Principle Bedroom

3.46m x 4.76m (11'5" x 15'7")

A large and spacious bedroom with a walk-in bay window to the front elevation which floods the room in natural light.

Bedroom Two

3.79m x 3.07m (12'5" x 10'1")

A fantastic double bedroom with a large window overlooking the garden, original built-in cupboard and skirting frame this room beautifully.

Family Bathroom

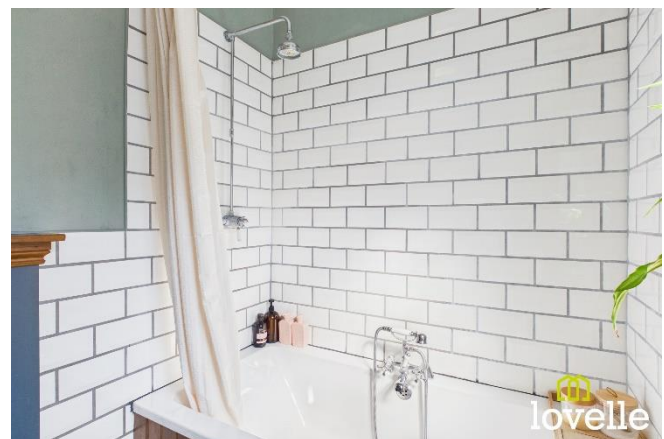
3.27m x 1.62m (10'8" x 5'4")

A fresh and modern bathroom offering a close-coupled W.C., a large tub bath with shower over, unique marble wash basin atop a stylish built vanity cabinet, brick-effect tiling, timber wall panelling and a period-style Chrome towel radiator.

Bedroom Three

3.15m x 2.91m (10'4" x 9'6")

A generous double bedroom room to the rear of the property with a large sash-style window overlooking the private rear garden.



Rear Garden

Spacious and split over three separate areas, with a timber decked area, a large lawned area and a raised patio to the rear. There is pedestrian access to the rear leading out to Wordsworth Street.

Front Garden

Laid fully to gravel and providing parking for one car parking space, with a recently dropped-kerb to the main road.

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 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

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A&C Homes Limited T/A Lovelle Estate Agency



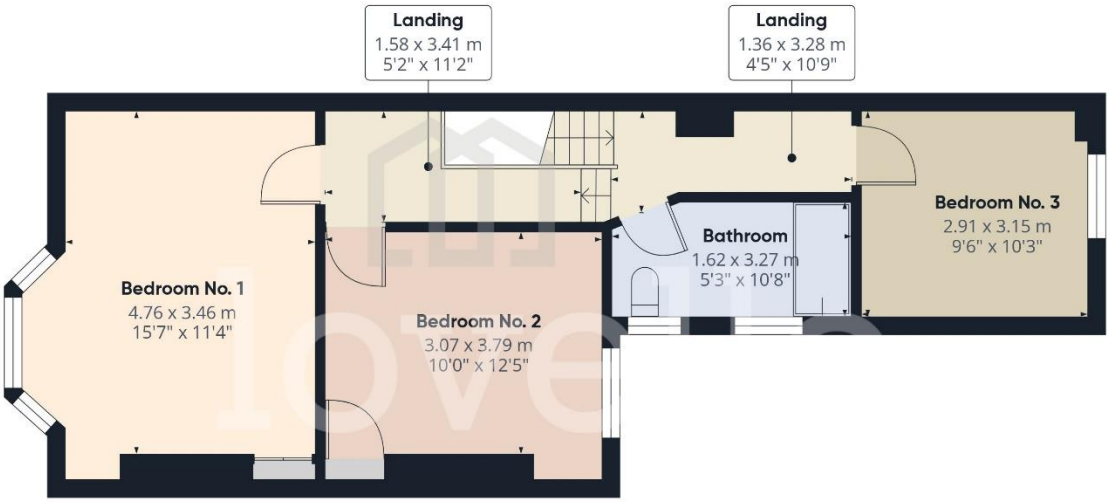
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0

Approximate total area⁽¹⁾
112.2 m²
1207 ft²



Floor 1

(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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