



Wold Road, Kingston upon Hull
Asking Price £150,000





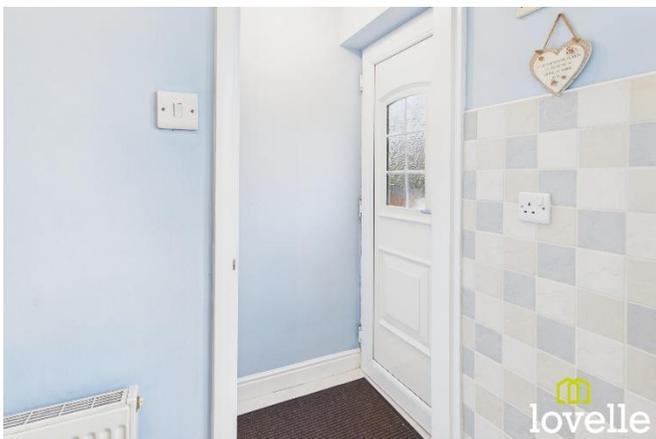

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KEY FEATURES

- Beautifully Presented
- Three Bedrooms
- Ground Floor W.C.
- Extended Property
- South-Facing Garden
- Recently Installed Bathroom
- Brick Garage & Workshop
- Fully Double Glazed
- Excellent First Time Buyer Property
- Immaculately Maintained
- EPC rating C




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DESCRIPTION

We are delighted to present to the market this exceptionally maintained, thoughtfully extended, three bedroom, end-of-terrace property with a South-facing garden, garage and workshop on the popular Wold Road.

Located within a few moments walk from a vast array of local shops, a food-led family public house and close to several schools, this property is perfectly located to appeal to young professionals, small families and first time buyers alike.

With its' cosy lounge, stylish dining room and a spacious kitchen that opens onto the garden, you will be hosting family and friends from the moment you move in.

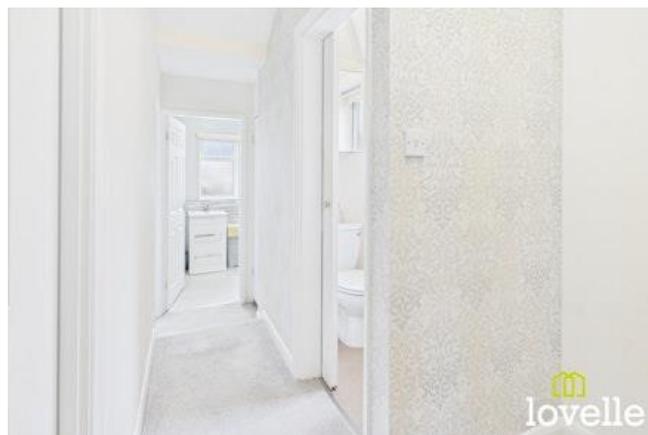
There is a ground floor W.C and rear lobby which leads out to the low maintenance, South-facing garden and further onto a brick-built garage and workshop with power, lighting and eaves storage.

Leading from a bright and airy landing corridor, there are two spacious double bedrooms and one generous single bedroom with fitted furniture. The family bathroom has been recently and stylishly upgraded, it is fully tiled, there is a large wash basin set within a dual drawer vanity cupboard and a large walk-in shower cubicle with dual-head thermostatic shower. The recently installed Ideal Logic combi boiler is located within a very useful airing cupboard adjacent the bathroom, the W.C is separate to the bathroom and benefits from a wash basin atop a vanity cupboard, with a window to the side elevation and extraction, this completes the immaculately presented first floor accommodation.

Outside of the property and to the rear is an enclosed South-facing garden which has a secured perimeter wall with timber fence panel inserts, it is mainly laid to lawn and also offering a paved patio area, there are tended borders with established plants and shrubbery and a much sought after brick built garage with a tiled pitched roof. The garage is of generous proportions, along with a parking area there is a fitted work bench and storage. Power and lighting is provided and additional storage is available within the roof rafters.

The property sits handsomely behind a generous garden, a brick wall with wrought iron fencing is to the front of the garden which is laid to decorative gavel and a paved walkway to the high-security, composite door on a porch.

This house has been in the same ownership for the past 50+ years and has been lovingly upgraded over the years, very rarely do we encounter a property so meticulously maintained, it is our pleasure to bring this property to the market and we are expecting significant interest!





PARTICULARS OF SALE

Hallway

1.29m x 2.10m (4'2" x 6'10")

You enter the property through a recently installed, high-security composite door and into an extended hallway. There is an glazed Oak internal door into the living room and a flight or carpeted stairs to the first floor.

Living Room

4.01m x 3.35m (13'2" x 11'0")

Freshly decorated and immaculately presented, with a large picture window to the front of the property, this is a bright and welcoming room to relax and unwind in. With a carpeted floor, custom made curtains and an Oak glazed door to the entrance hallway.

Dining Room

1.98m x 4.21m (6'6" x 13'10")

Laid to Beech effect wood flooring, with a window to the side elevation, and with access to understairs storage, there is an Oak glazed door to the kitchen.

Kitchen

3.05m x 2.62m (10'0" x 8'7")

Fitted with a range of base and wall units in a white, high-gloss finish with stone-effect worksurfaces atop. The walls are mainly tiled, there is a four-ring gas hob with extraction over, a high-level fan assisted electric oven, integrated fridge freezer, a stone effect sink with drainer and swan-neck mixer tap over. The room is flooded with natural daylight from the large picture window providing views over the South-facing garden.

Rear Lobby

0.81m x 0.85m (2'8" x 2'10")

A convenient lobby area with access to the ground floor W.C, Kitchen and uPVC door to the rear garden.

W.C.

1.1m x 0.86m (3'7" x 2'10")

Located off the rear lobby, with a close-coupled toilet.

Landing

3.51m x 0.81m (11'6" x 2'8")

Providing access to all first floor rooms and the laundry cupboard, freshly decorated and with a carpeted floor.

Bedroom No. 1

3.31m x 3.2m (10'11" x 10'6")

This is a spacious double bedroom with a large picture window, located to the front of the property, with views out to Wold Road.

Bedroom No. 2

2.93m x 2.44m (9'7" x 8'0")

This is a further double bedroom located in the middle of the property, there is a VELUX roof window that floods the room with daylight.

Bedroom No. 3

2.6m x 2.21m (8'6" x 7'4")

At the rear of the property with a window looking over the garden, this is a generous single bedroom with a range of fitted bedroom furniture.



Bathroom

1.65m x 1.63m (5'5" x 5'4")

Benefitting from a recent upgrade, this stylish bathroom has been fully tiled, there is a large wash basin within a vanity unit, a large walk-in shower cubicle with a dual-head shower, towel radiator and extraction.

W.C.

1.5m x 0.8m (4'11" x 2'7")

A separate W.C with a window to the side elevation, there is a close-coupled toilet, a wash basin atop a vanity unit and extraction.

Rear Garden

A fantastic South-facing walled garden, laid to lawn with mature borders and offering a paved patio area. There is pedestrian access to the rear ten-foot and a gravelled path to the rear Garage door.

Garage

5.66m x 3.85m (18'7" x 12'7")

A brick-built garage with a pitched tiled roof, there is a parking area, a work bench and storage cupboards. The garage benefits from power, lighting and eaves storage.

Front Garden

Set behind a brick wall with wrought iron fencing, laid to decorative gravel and a concrete path to the front door.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

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.

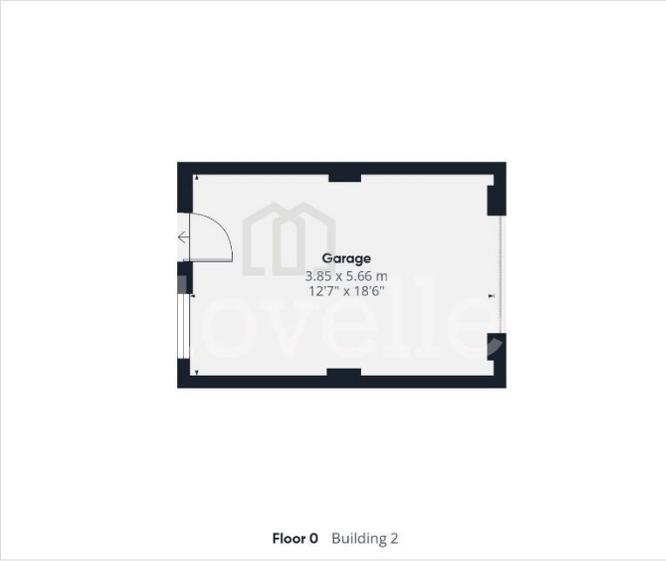
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



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

FLOOR PLANS



Approximate total area⁽¹⁾
 89.9 m²
 968 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

