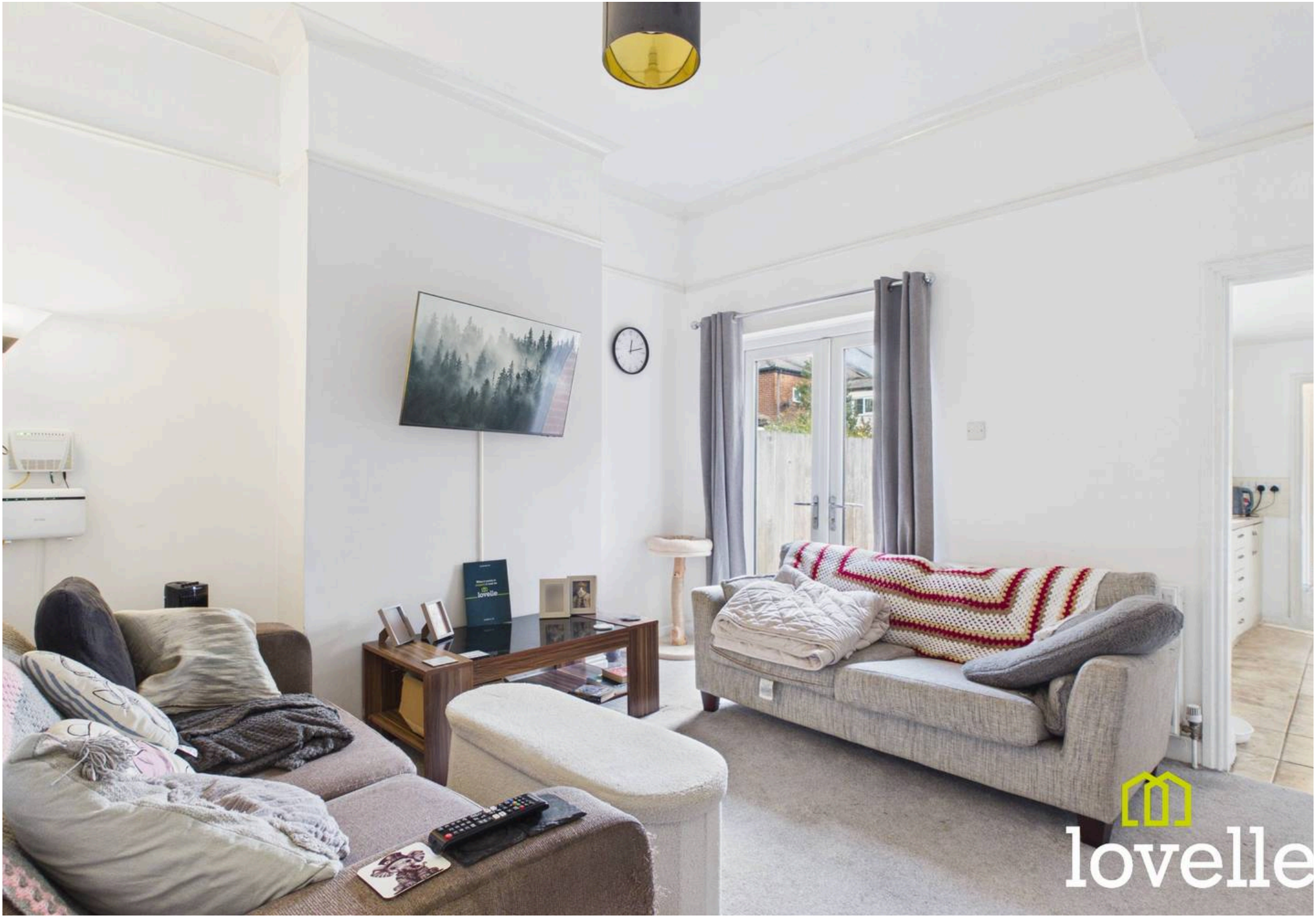


No. 3 Hutt Street

Kingston Upon Hull

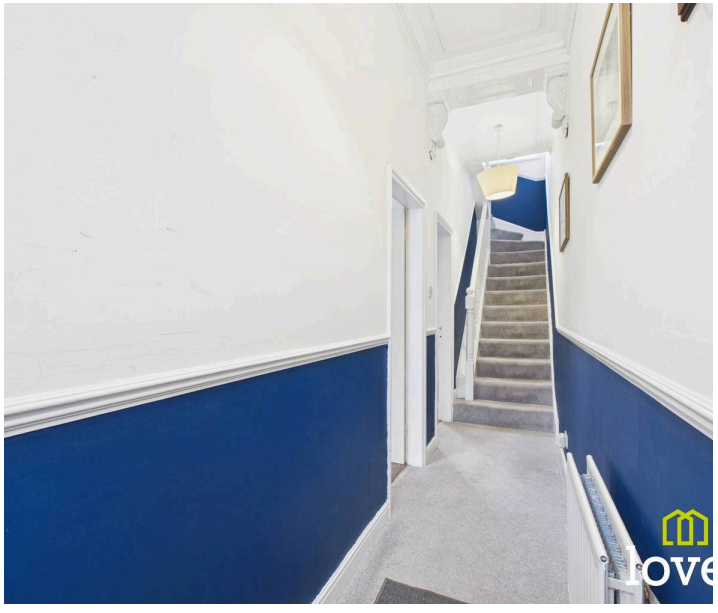
Asking Price £115,000

lovelle


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No. 3 Hutt Street

Kingston Upon Hull

Welcome to this impressive three-storey, Victorian terrace home offering the perfect blend of period features & modern upgrades, all set within cosmopolitan location close to Hull's vibrant city centre. Inside you will discover large, light-filled rooms enhanced by neutral décor, creating a calm & inviting home. The property has been well maintained & thoughtfully upgraded with major repairs already undertaken ensuring peace of mind for the new owners. These upgrades include but are not limited to: new windows installed throughout in 2014, new boiler installed in 2014 & serviced annually thereafter, new VELUX roof lights installed in 2019, new insulation installed in both roofs & within the under-floor in 2019, major electrical upgrades including a new consumer unit & an ECIR in 2023, the list continues...

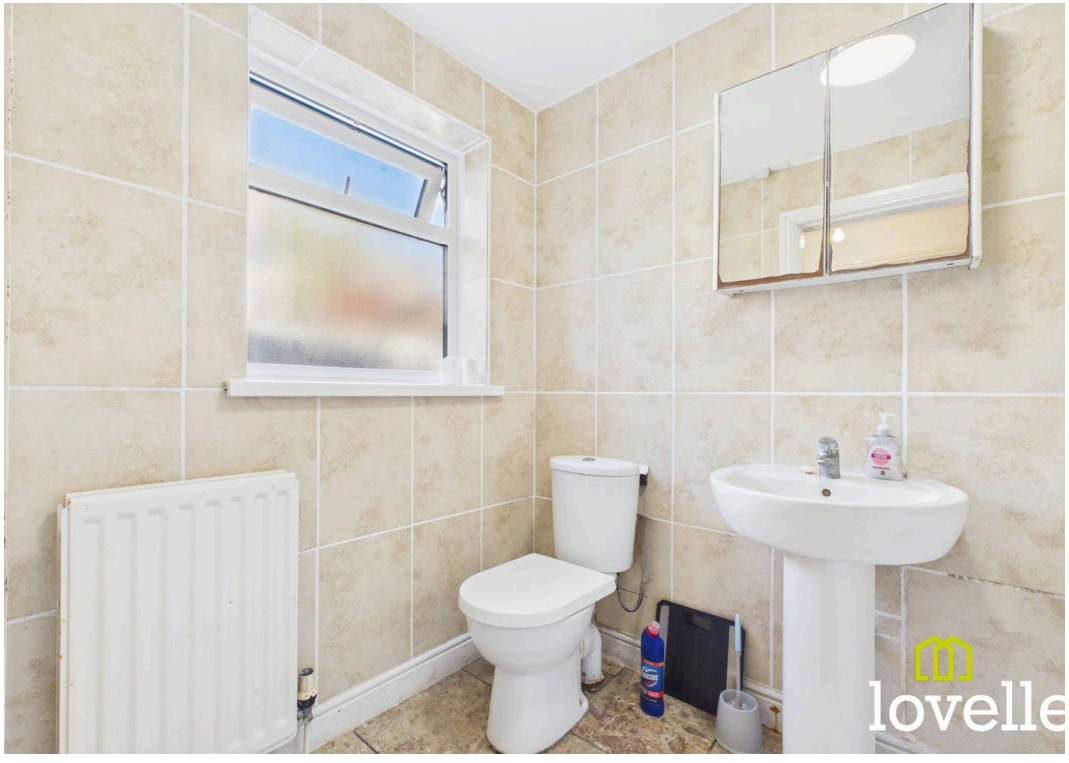
Elegant original features such as decorative cornicing, period fireplaces & high ceilings add character & charm while the spacious layout provides flexibility for family living & entertaining. The home's proximity to Hull Paragon Train Station & the central Bus Interchange makes commuting a breeze & you'll find local shopping areas such as Spring Bank & Princes Avenue, a childrens' playground & the Botanic park just a short walk away. This is a property that truly stands out for its space, style, major upgrades & it's presentation.

- Major upgrades & repairs undertaken
- Neutral Décor throughout
- Three storey living
- Large Rooms & Period Features
- Spacious private garden
- Close to the City Centre & local shopping areas
- A few moments walk from a local playground & park
- Very well maintained & presented
- Close to Hull Paragon Train Station & Bus Interchange





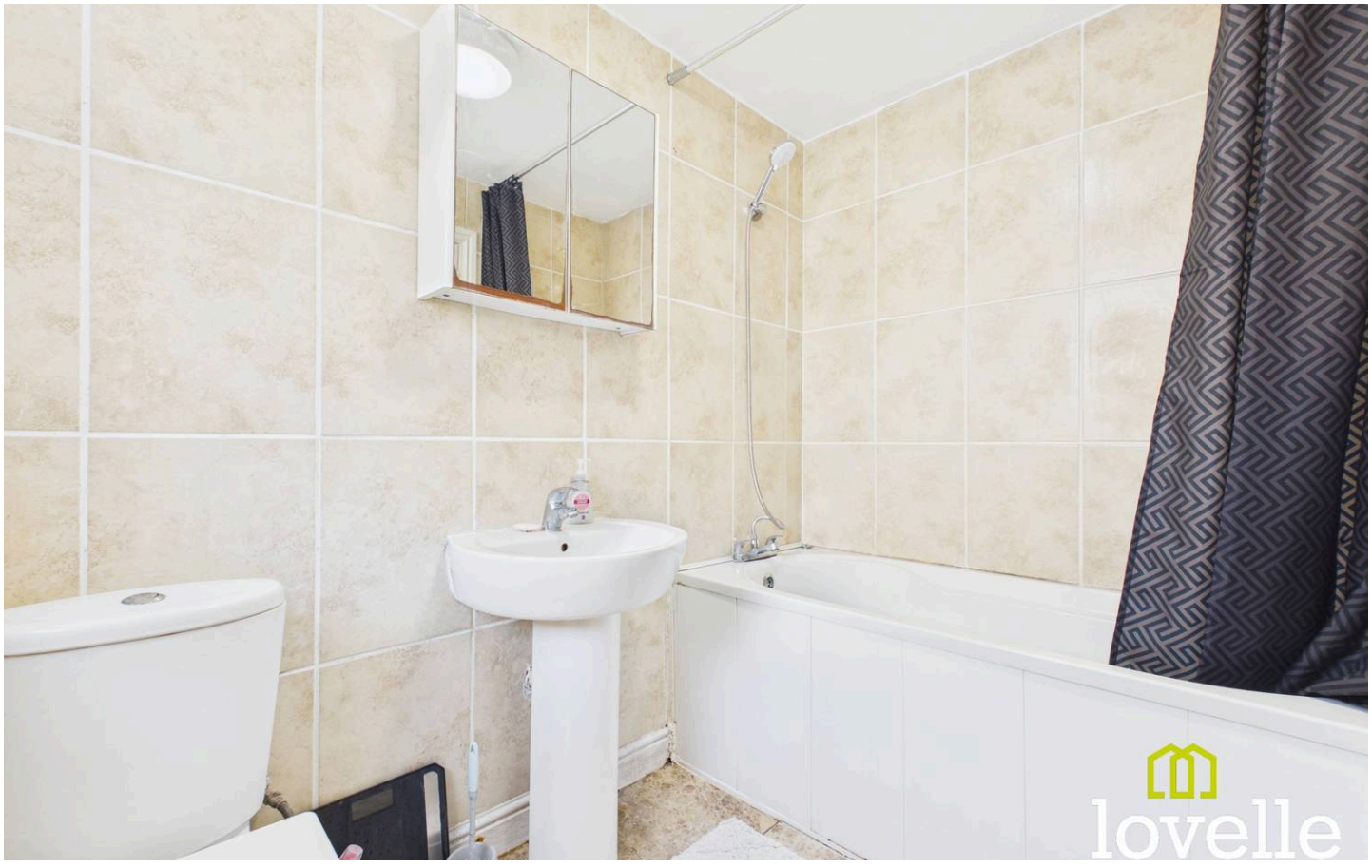


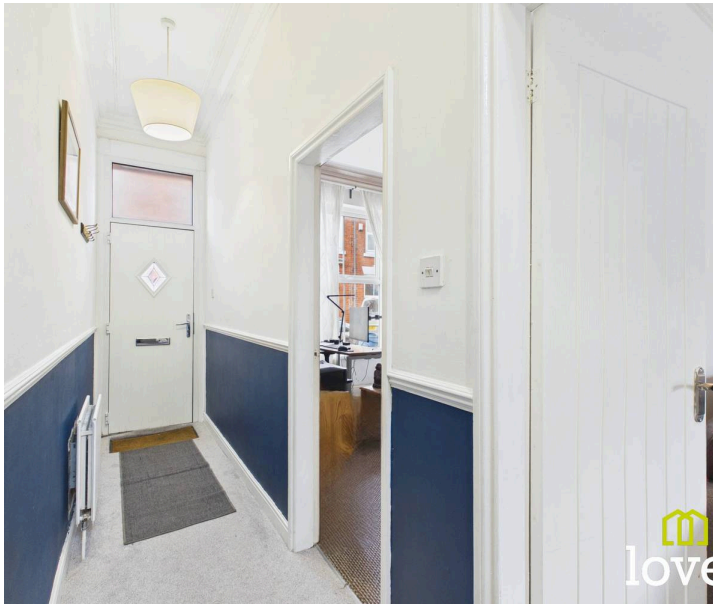


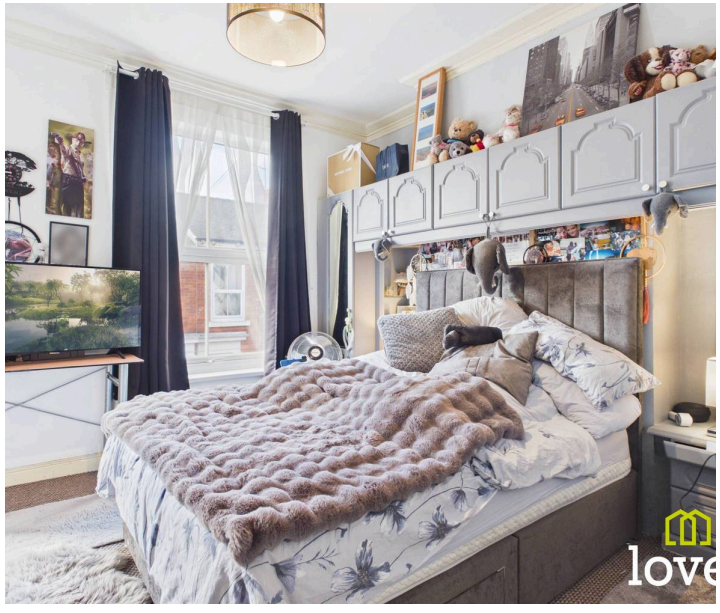
Outside the property boasts a handsome period façade that radiates kerb appeal with classic Victorian detailing, making it an integral part of the Historic street scene of this area. The generous private rear garden is a rare find, enclosed by a high timber fence for both security & seclusion. Enjoy al fresco dining or morning coffee on the paved terrace, easily accessed via double French doors from the dining room or directly from the laundry room. Beyond the patio the garden opens up, there are mature fruit trees & a wonderful opportunity for further landscaping or redevelopment to suit your needs while a secure pedestrian walkway leading from the front of the property & Hutt Street adds convenience. This delightful outdoor space is perfect for relaxing & entertaining. Don't miss the chance to make this beautifully presented, Victorian home with its exceptional garden your own...early viewing is highly recommended!

Entrance Hallway
15' 0" x 3' 3" (4.57m x 0.99m)
A bright hallway with high ceilings & period features including plasterwork coving, decorative corbels & original staircase. The room is laid to carpet, there is a central heating radiator, access is provided to the two ground floor reception rooms & there is a carpeted flight of stairs up to the first & second floors. You enter the property via a recently installed, high-security, composite door.

Sitting Room
12' 3" x 11' 5" (3.74m x 3.47m)
A light & airy reception room with a large, double-glazed window to the front of the property. This room retains the period plasterwork coving, a decorative timber & tiled fireplace is the focal point & the original picture rail also remains. The room is laid to carpet, there is additional under-floor insulation, a neutral colour pallet & a central heating radiator.



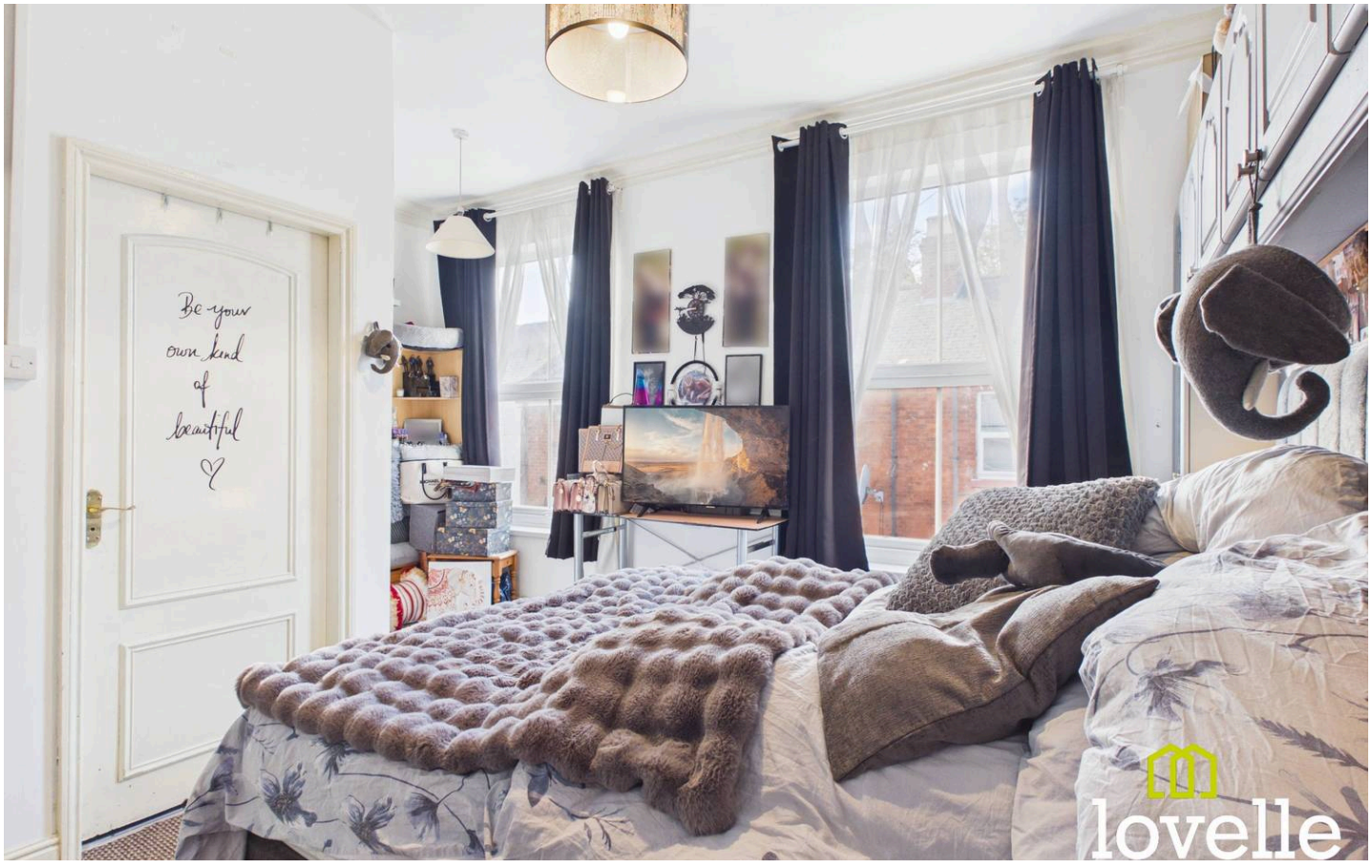


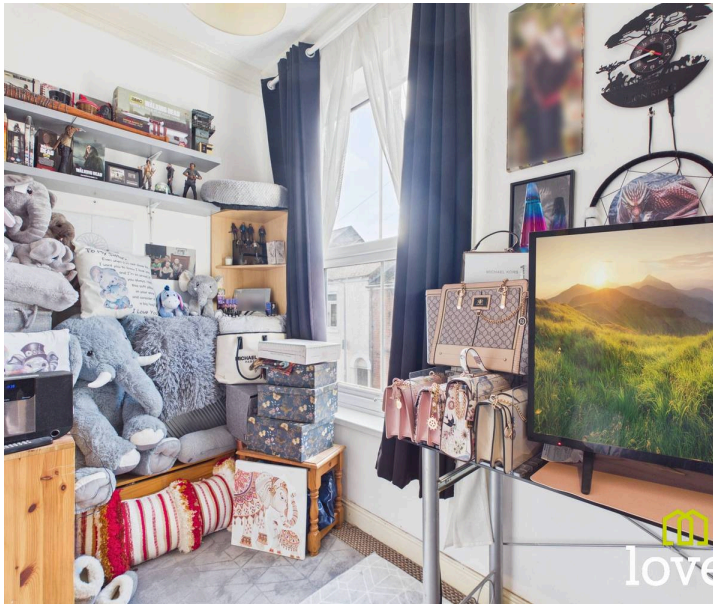


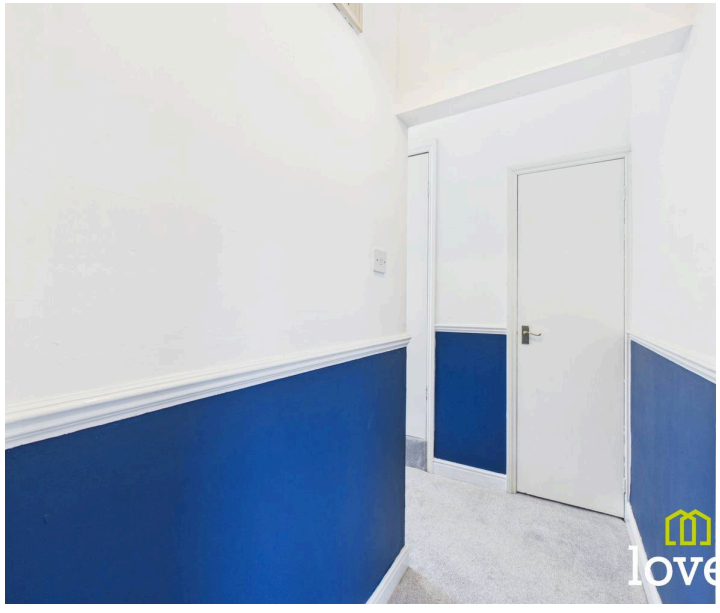
Dining Room
12' 2" x 11' 4" (3.71m x 3.46m)
Flooded with natural daylight through the double French doors which lead out to the rear terrace. This bright & spacious dining room offers a versatile entertaining area in the centre of the property, the décor is light & neutral & there is a chimney breast which could be opened up to allow for a fireplace to be re-instated. The room is laid to carpet, the original picture rail remains & there is a central heating radiator & additional under-floor insulation. Access to an understairs storage cupboard, the kitchen is from this room with the laundry room & bathroom beyond.

Understairs Store
6' 4" x 3' 5" (1.94m x 1.03m)
A convenient walk-in storage cupboard with lighting, the smart gas & electric meters are located in this cupboard along with the recently-upgraded electrical consumer unit.

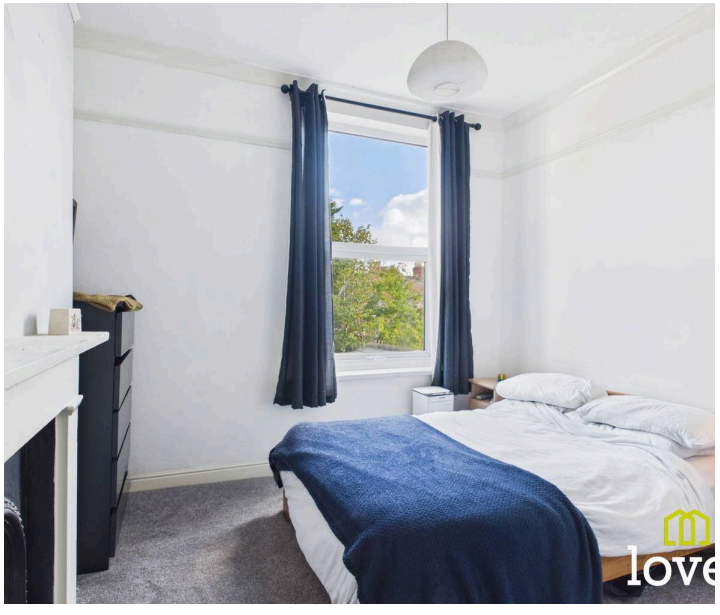
Kitchen
11' 8" x 7' 10" (3.55m x 2.39m)
A light & stylish kitchen fitted with a range of matt White base units, with Beech-effect worksurfaces over, there is chamfered brick tiling to the walls & stone effect tiling to the floor. There is a high-level, electric fan oven, a multi-function microwave oven & an induction hob with extraction over. A large picture window to the side elevation allows natural daylight to fill the room while a dual-bowl stainless steel sink with drainer sits below. There is a wall cupboard housing an IDEAL gas combi boiler, installed in 2014 & serviced annually since, this leads into the laundry room beyond.













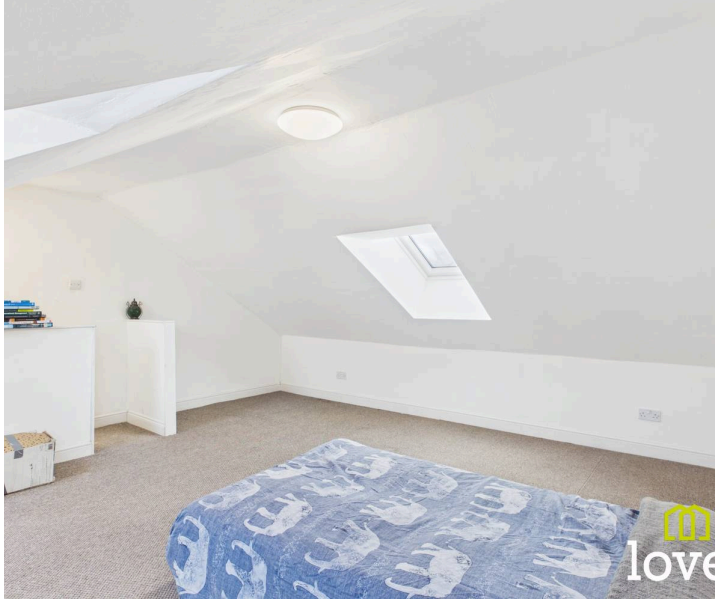
Laundry Room
3' 10" x 7' 9" (1.18m x 2.35m)
Located between the kitchen & bathroom, there is a double glazed door to the side elevation providing access to the terrace patio & garden beyond. Services are provided for a washing machine & tumble dryer, the floor is laid to stone-effect tiling & a door leads to the bathroom.

Bathroom
5' 5" x 7' 10" (1.64m x 2.40m)
A fully tiled room with Travertine-effect tiling to the walls & stone-effect tiling to the floor, there is a modern three-piece suite in Arctic White with Chrome fittings, the suite comprises of a panelled bathtub with shower over, a large pedestal wash basin with Chrome mixer tap & a close-coupled W.C. There is a double-glazed obscured glass window to the side elevation, a central heating radiator & extraction.

Landing
Laid to carpet & providing access to the two first floor bedrooms & further flight of stairs up to the second floor bedroom. The original staircase & dado rail provide period charm while the arched window allows daylight to fill the room, the arched window has been upgraded to a double-glazed unit.

Bedroom No. 1
12' 3" x 10' 10" (3.74m x 3.31m)
A grand, dual-aspect bedroom with a high a ceiling displaying period plasterwork coving. There is a range of fitted bedroom furniture, two large windows to the front elevation & a dressing area. This large bedroom boasts a spacious & well-equipped walk-in wardrobe, the room is laid to carpet & there is a central heating radiator.







Walk-in Wardrobe
6' 6" x 5' 9" (1.99m x 1.75m)
A spacious walk-in wardrobe fitted with a series of hanging-rails & shelving. Previously configured as an ensuite bathroom, plumbing & waste remains under the floor allowing for a relatively straight-forward conversion back into a bathroom, if desired.

Bedroom No. 2
12' 3" x 10' 2" (3.73m x 3.10m)
A spacious double bedroom filled with natural light from the large window to the rear elevation, a period slate fire surround frames a cast-iron insert, there is coving to the ceiling & the original picture rail remains. The room is laid to carpet, the décor is of a neutral pallet & there is a central heating radiator.

Bedroom No. 3
17' 2" x 15' 10" (5.23m x 4.83m)
A vast double bedroom located on the second floor, benefitting from a programme of upgrades & improvements in 2019 including full re-insulation & 3 new VELUX roof windows. Access is via a "Dutch Paddle" flight of stairs within an enclosed staircase, the room is laid to carpet & there is a central heating radiator.



Front Garden

A handsome Victorian terrace property with fabulous kerb-appeal, retaining many period features.

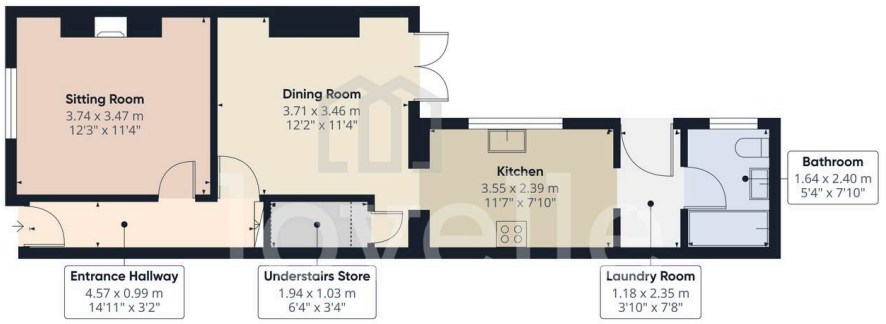
Rear Garden

A spacious private garden with a high timber fence to the perimeter, providing security & privacy. There is a paved terrace accessed from the double French doors off the dining room & the door leading from the laundry room. There is further area beyond the patio which was laid to lawn with a path to the rear, a border contains three mature fruit trees, this garden has the opportunity to be redeveloped in many ways. There is a pedestrian walkway to the front of the property & Hutt Street, which is secured by a timber gate.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



Approximate total area(1)
47.3 m²
508 ft²

Reduced headroom
1.4 m²
15 ft²

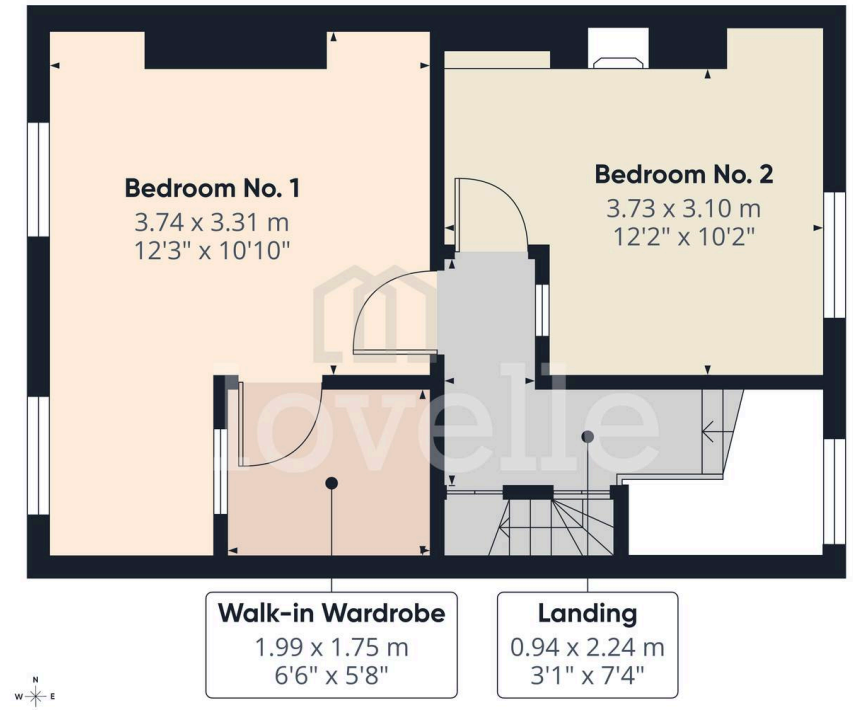
(1) Excluding balconies and terraces

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

Floor 0



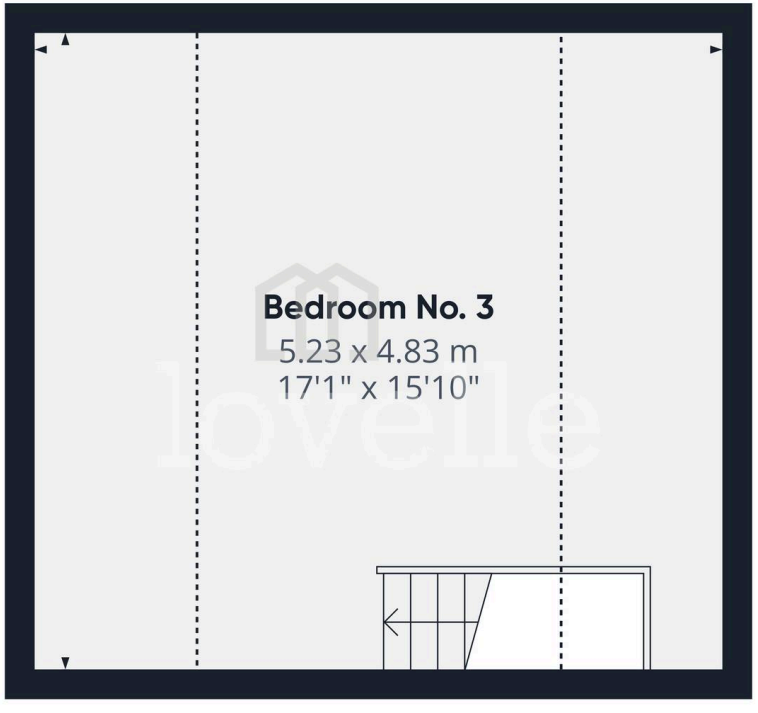
Approximate total area(1)
34.3 m²
371 ft²

(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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Floor 1



Approximate total area(1)
23.9 m²
257 ft²

Reduced headroom
11.1 m²
119 ft²

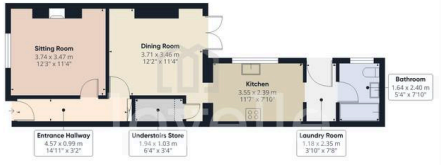
(1) Excluding balconies and terraces

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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Floor 2



Floor 0



Floor 1



Floor 2

Approximate total area(1)
105.5 m²
1136 ft²

Reduced headroom
12.5 m²
134 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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VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. 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.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

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.

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 https://www.lovelle.co.uk/privacy-policy/ 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.

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.



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