



Bricknell Avenue, Hull
Asking Price: O.I.E.O of £290,000






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KEY FEATURES

- Semi- Detached
- Immaculate throughout
- Three double bedrooms
- South Facing Garden
- Off-Street parking
- Must be Seen!
- Close to Schools and Amenities
- Sought After Location
- EPC:D
- Total Area: 1430ft²




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DESCRIPTION

Lovelle are proud to present to the market this immaculately presented, extended, three bedroom semi detached property, on the popular Bricknell Avenue. The current owners have renovated, updated and extended the property to an incredibly high standard throughout. With a stylish log burner set within a brick feature fireplace in the main reception room, this property is not to be missed!

This house is turn-key ready for new owners to move in, unpack and enjoy!

A bright and spacious entrance hallway welcomes you, laid to Oak effect flooring and retaining many original features, all beautifully restored.

There is a spacious reception room boasting three windows, a bay window to the front elevation allows natural daylight to flood throughout with the stunning log burner within a brick feature fireplace being the focal point of the room.

From the hallway is a convenient cloak room and then leading into the heart of the home, the fabulous kitchen /diner with a separate utility room and W.C.

The ultra-stylish and wonderfully designed kitchen diner is recently installed, laid to Oak effect flooring and featuring a range of base and wall units, with contrasting Oak worksurfaces. There are several integrated appliances including a larder fridge freezer, dishwasher, a fan-assisted oven, five ring gas hob and externally vented extraction over.

A stylish breakfast bar provides a cosy and practical space to enjoy light meals or to act as a workstation, double French doors lead to the terraced patio and garden.

The utility room provides extra space for storage, consisting of a wine fridge, further base units with contrasting Oak effect work surfaces, a sink with chrome mixer tap and plumbing for a washing machine and tumble drier. There is a large window to the side elevation and a door to the rear garden.

There is a separate ground floor W.C. for comfort and practicality.

To the first floor accommodation is a spacious hallway oozing with style, with three generously sized bedrooms and a family bathroom offering a walk in shower, free standing bath tub and WC.

Externally to the rear of the property is a stunning private south-facing enclosed garden featuring a spacious patio area, a lawn with decorative borders and a vast array of established planting. A wonderful setting for the whole family to enjoy, relax and entertain, drenched in sunshine throughout the day.



Outside and to the front of the property is a low walled front garden, laid mainly to gravel and raised beds with mature planting. There is a driveway offering parking for several vehicles which leads down to a garage.



PARTICULARS OF SALE

Hallway

2.45m x 2.05m (8'0" x 6'8")

A welcoming, light and airy hallway providing access to the reception room, stylish kitchen / diner, cloakroom, utility and WC. Laid to Oak effect flooring, with period features and carpet runner stairs leading to the first floor accommodation.

Sitting Room

6.38m x 3.66m (20'11" x 12'0")

A spacious room filled with natural daylight with three windows, one from the bay window to the front elevation. Period features are in abundance and a stunning brick fireplace with log burner acts as a focal point. This room offers space for the whole family to relax and entertain.

Sitting & Dining Room

6.38m x 4.74m (20'11" x 15'7")

A large open plan sitting and dining room which is the heart of the home! Filled with natural light from the patio doors leading to the private garden. Laid to Oak flooring with the added benefit of a breakfast and a large storage cupboard.

Kitchen

6.38m x 4.74m (20'11" x 15'7")

A stylish, modern and well-equipped kitchen featuring a range of matt grey base and wall units with contrasting complementing wooden worksurfaces. Several integrated appliances include fridge freezer, fan assisted oven, five ring gas hobs, extractor and dishwasher. Natural light flows from the large window to the side elevation and double French doors out to the rear patio and garden.

There is a door to the side providing access to the utility room and WC.

Utility Room

3.05m x 1.66m (10'0" x 5'5")

Providing extra space for enjoying and convenience, consisting of a wine fridge, base units with contrasting wooden work surfaces, sink with chrome tap and plumbing for a washing machine and tumble drier. With a large window to the side elevation and door to the rear garden

W.C.

1.5m x 0.88m (4'11" x 2'11")

Perfectly appointed and well designed, there is a close-coupled toilet, a wash basin, light floods in from a window to the side elevation.

First Floor Accommodation

Bedroom One

4.3m x 3.64m (14'1" x 11'11")

A spacious double bedroom filled with natural light from the walk-in bay window to the front elevation, beautifully decorated and spacious with a brick feature fire place.

Bedroom Two

3.54m x 3.04m (11'7" x 10'0")

A generous double bedroom with window to the rear elevation over looking the private garden with a brick feature fire place as a centre point.



Bedroom Three

3.52m x 2.68m (11'6" x 8'10")

Another double bedroom with window to the rear elevation, with fitted wardrobes. Currently used as a walk-in-wardrobe and office.

Bathroom

1.92m x 3.4m (6'4" x 11'2")

A large and stylish family bathroom featuring a four piece suite, comprising of a walk in shower, free standing bath tub, hand basin within a large vanity unit and an illuminated vanity mirrored cupboard with a and low flush toilet.

Garage

4.84m x 2.9m (15'11" x 9'6")

With an up and over vehicle door to the front, benefitting from power and lighting.

Exterior

To the front is a low brick wall, mainly laid to gravel to offer additional parking and with raised borders with mature planting.

To the rear of the property is a beautifully presented south facing garden, offering a large paved seating area, perfect for entertaining or relaxing, designed and positioned to catch the sunlight throughout the day. With a lawn with decorative borders and a vast array of established planting. A wonderful setting for the whole family to enjoy.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: D

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

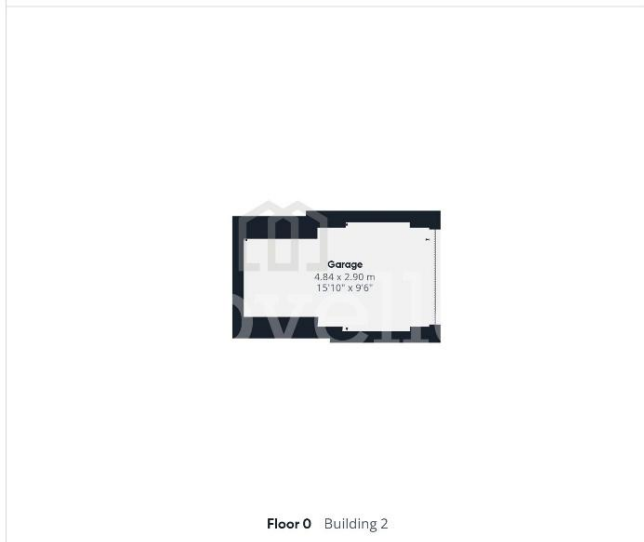
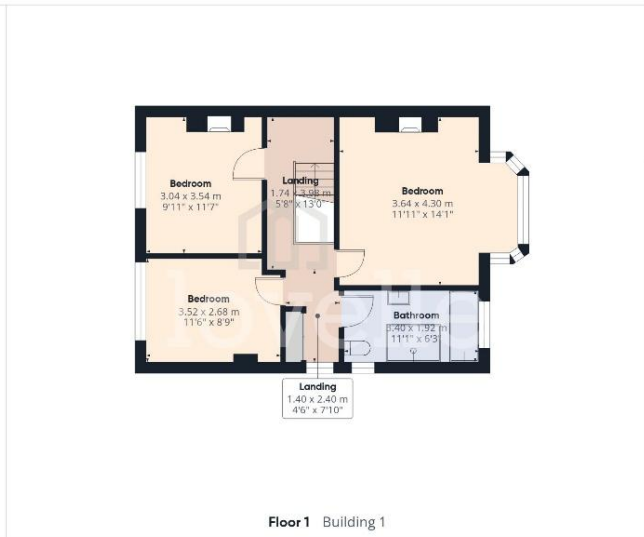
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Approximate total area⁽¹⁾
 132.8 m²
 1430 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.

GIRAFFE360

MAP

