staniford grays

33 Ella Street, Hull, HU5 3AH

£259,950

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ADULT
MOVIES
XXX
TAXI DRIVER

33 Ella Street

Hull, HU5 3AH

£259,950

- DEDICATED PARKING TO FRONTAGE
- ABUNDANCE OF CHARACTER
- PRIVATE ESTABLISHED SOUTH FACING GARDEN
- GENEROUS ROOM SIZES
- CLOSE TO AVENUES AND NEWLAND AVENUE
- CONVENIENT LOCATION
- LIVING SPACE OVER THREE FLOOR LEVELS
- HIGH CEILINGS THROUGHOUT
- VIEWING ADVISED

FORMING PART OF A DISTINCT VICTORIAN AND CHARACTER STREET SCENE IN PROXIMITY TO THE AVENUES WITH RARE DRIVEWAY PARKING!

Offering a wealth of character and being deceptively spacious in size, with over 1300 square feet of living space provided over three floor levels. The property on offer serves as a genuine lifestyle opportunity for a family home.

Located off The Avenues district and forming part of a well-regarded conservation area having been upgraded and modernised yet retaining all of the traditional features you would anticipate in homes of this standing.

The living accommodation benefits from 2 sizable reception spaces and 3 bedrooms + Study/Utility, having a versatile layout and must be seen to be fully acknowledged. A generous driveway provides ample provision for parking, a rare find in this setting.
The living space briefly comprises; Reception Hallway leading through to a Formal Lounge space, second Reception Space/Sitting Room with a garden facing Kitchen beyond.
To the first floor level a landing provides access to a large Bedroom, House Bathroom and Utility/Study. A second floor level offers a further 2 generous double Bedrooms.

Externally, an enclosed South facing private garden features offering good levels of seclusion.

A must view home offering excellent value for ready to move in character living.

GROUND FLOOR

ENTRANCE HALLWAY
A welcoming entrance to this character and feature laden family home, with living space provided to three floor levels. A staircase approach with balustrade and spindles leads to first floor level, generous understairs storage, laminate to floor coverings. Access to...

RECEPTION LOUNGE 10'9" x 15'2" (plus bay) (3.28 x 4.64 (plus bay))
With oversize walk-in bay via uPVC sash windows to the front elevation, a central focal point provided via cast iron fire insert, picture rails, coveing, ceiling rose, deep skirtings.

DINING ROOM 16'3" x 9'11" (4.96 x 3.04)
With sash windows to the side and rear garden facing outlook, used currently as a formal dining space / informal reception area, with space for seating to the alternate room length.

KITCHEN 10'6" x 7'3" (3.21 x 2.21)
Traditionally styled with a range of wall and base units, contrasting work surfaces, tiling to splashbacks, inset sink and drainer, space for a number of freestanding white goods, space for cooker and dishwasher, fitted extractor canopy, access door to rear patio area and sash style window to rear elevation.

FIRST FLOOR

LANDING
A generously sized landing giving access to bedroom, house bathroom and study/utility, with sash style window, access to second floor via return staircase.

BEDROOM ONE 11'2" x 15'2" (3.42 x 4.64)
With triple sash style uPVC windows, of double bedroom proportions with fitted wardrobes to wall length.

HOUSE BATHROOM 16'6" x 10'0" (5.04 x 3.05)
Having previously been used as a bedroom space, but converted to luxuriously appointed bathroom, with sash style windows to the side and rear aspect, freestanding elliptical bath with chrome floor mounted tap, corner shower cubicle, inset basin to oversize vanity unit, low flush w.c, heated towel rail, large format tiling to floor. Access provided to...

STUDY / UTILITY 10'9" x 7'2" (3.29 x 2.20)
Housing wall mounted boiler, sash window, plumbing for washing machine, used currently as a utility room but has potential to be used as a study also.

SECOND FLOOR

LANDING

BEDROOM TWO 11'1" x 15'3" (3.38 x 4.67)
With sash style window to the front aspect and of double bedroom proportions.

BEDROOM THREE 9'11" x 16'4" (3.04 x 4.98)
With sash style windows to the side and rear elevations, boasting double bedroom proportions.

OUTSIDE
Ella Street offeres a convenient setting in close proximity to Newland Avenue and the well regarded and traditionally styled street scenes of The Avenues.
The subject dwelling boasts a wealth of Victorian architectural feature, with dedicated vehicular access via a pillared entrance driveway, offering vehicle parking. Gated side access leads to the private and enclosed South facing rear garden area, with patio terrace extending from the immediate building footprint, raised decked terrace, established planted borders and shrubbery throughout offering a genuine mature lifestyle garden, with privacy offered to all boundaries, external tap and light points.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull City Council council tax band to be 'B'.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person’s unique situation.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

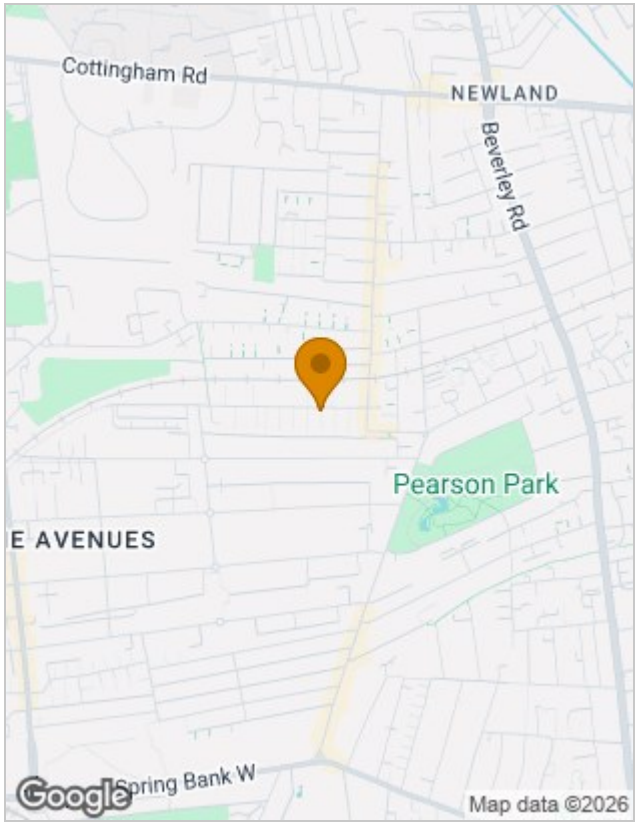
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

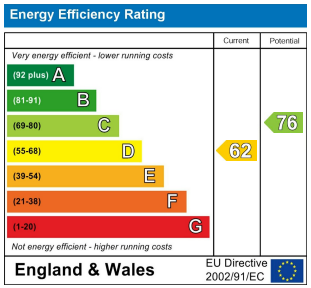
FEES
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

Floor Plans

Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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