



Hull Road, Kingston Upon Hull  
O.I.E.O £205,000





  
lovelle

### KEY FEATURES

- Impeccably Presented
- South-West Facing Garden
- Spacious Lounge with Log Burner
- Fabulous Open Plan Kitchen Diner
- Three Good Sized Bedrooms
- Contemporary Three-Piece Bathroom
- End Terrace Property
- Located Close To Cottingham
- Outbuildings & Shed
- Tenure: Freehold
- EPC Rating: C
- Council Tax Band: B



  
lovelle

## DESCRIPTION

Welcome to this beautifully presented three-bedroom end terrace home with a sun soaked rear garden, ideally situated on Hull Road. Offering an excellent blend of style, space and convenience, this attractive property is perfect for buyers looking for a home that is ready to move straight in. The accommodation is well maintained throughout and features a modern, stylish interior.

To the ground floor, a welcoming entrance hall leads into a bright and cosy lounge, complete with log burner - perfect for relaxing evenings. The lounge benefits from bespoke fitted storage cupboards to the alcoves providing additional storage. To the rear of the property is the superb open plan kitchen diner, providing a fantastic social and family space. Stylish units and practical work spaces, this room is designed to suit everyday life and entertaining. French doors open onto the rear garden, creating a lovely connection between indoor and outdoor living.

To the first floor are three well proportioned bedrooms, including two generous doubles, all served by a contemporary house bathroom. The principle bedroom features a walk-in bay window and a suite of recently installed stylish fitted storage wardrobes.

Outside, the rear garden is the real highlight, enjoying a south-west facing aspect for sunshine throughout the day. A raised decking area provides the perfect spot for outdoor dining and entertaining, while the lawn offers ample space for the whole family to enjoy and entertain. The garden is enclosed with fencing for privacy and benefits from outhouses and shed - providing extra storage space.





## PARTICULARS OF SALE

### Ground Floor Accommodation -

#### Entrance

Entrance to the property is via a composite entrance door. The spacious hallway has stairs to the first floor accommodation with storage cupboard beneath, central heating radiator and doors to the lounge and kitchen.

#### Lounge

**3.39m x 4.82m (11'1" x 15'10")**

A bright and spacious lounge with feature fireplace having inset multi-fuel burning stove, bespoke built in storage cupboards, walk in uPVC bay window to the front elevation and a modern vertical central heating radiator.

#### Dining Kitchen

**4.35m x 5.7m (14'4" x 18'8")**

A fabulous fitted kitchen in a shaker style and finished in a contemporary sage colour with wooden worktops, the kitchen offers a range of wall and base units with in-built breakfast bar. There is space for a range style cooker, dishwasher and fridge freezer. A pantry cupboard offers additional storage and space for a washing machine. Offering an open plan kitchen dining space, there is a built in media wall complimentary to the kitchen units. There is a uPVC entrance door and uPVC French doors to the rear elevation, uPVC window and a central heating radiator.

### First Floor Accommodation -

#### Bedroom One

**2.73m x 4.88m (9'0" x 16'0")**

Fitted with an extensive bank of wardrobes in shaker style, uPVC walk in bay window to the front elevation and central heating radiator.

#### Bedroom Two

**3.32m x 3.17m (10'11" x 10'5")**

Fitted storage cupboards, uPVC window to the rear elevation, central heating radiator.

#### Bedroom Three

**2.34m x 3.02m (7'8" x 9'11")**

uPVC window to the front elevation and central heating radiator.

#### Bathroom

**2.4m x 1.66m (7'11" x 5'5")**

Fitted with a three piece suite comprising bath with shower over and glass shower screen, along with a fitted vanity unit housing a concealed cistern WC and wash hand basin. Two uPVC windows to the rear elevation and heated towel rail.

### External -

#### Frontage

The property stands behind a low level fence with low maintenance garden having inset path leading to the entrance door.



#### Rear Garden

Boasting a South-West facing position, the garden has a spacious decked area that is perfect for entertaining. There is an additional seating area and lawned area. There are brick built outhouses along with a shed offering ample storage. Gated access to the rear where there is tenfoot access.

---

## 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

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.

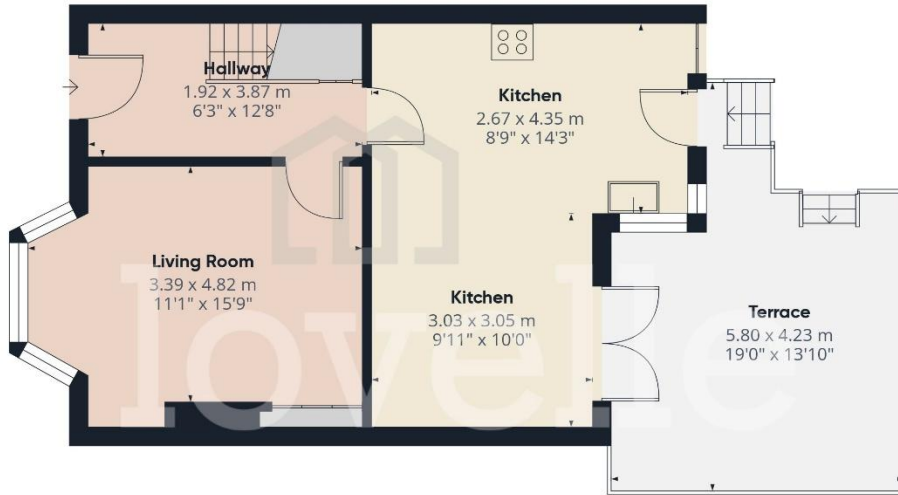
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## A&C Homes Limited T/A Lovelle Estate Agency

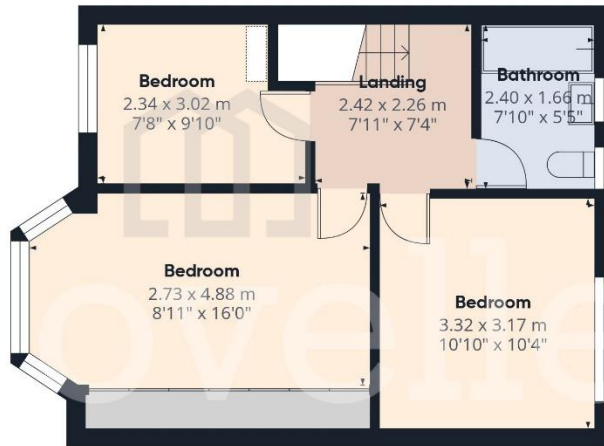


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

86.5 m<sup>2</sup>  
931 ft<sup>2</sup>

Balconies and terraces

18.8 m<sup>2</sup>  
202 ft<sup>2</sup>

(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

