



Wensley Avenue, Hull
Asking Price: £165,000





KEY FEATURES

- Terraced Property
- Three Bedrooms
- Renovated Throughout
- Two Receptions
- Large Private Garden
- Close to Schools
- Popular Location
- Off-Road Roading
- Close to Schools and Local Amenities
- Council Tax B
- EPC rating D



DESCRIPTION

Lovelle are delighted to present this beautifully renovated three-bedroom terrace family home, situated on Wensley Avenue, HU6. Finished to a high standard throughout, this property offers spacious and modern living.

Upon entering, you are welcomed by a bright and spacious hallway leading to the main reception room, complete with a feature fireplace. To the rear, a stunning open-plan kitchen/diner provides the perfect space for entertaining or relaxing, also benefiting from its own feature fireplace. The contemporary kitchen has been fully renovated and includes integrated appliances such as a fan-assisted oven and induction hob. A separate utility area adds further practicality, with access to the generous and private rear garden.

To the first floor, the property offers three well-proportioned bedrooms, including two spacious doubles—both with fitted wardrobes—and a single bedroom positioned to the front elevation. All rooms have been tastefully refurbished in a modern style.

The accommodation is completed by a stylish family bathroom, featuring a freestanding bath with handheld shower, WC, pedestal wash basin, and a separate shower cubicle. Externally, the property benefits from a gravel driveway to the front, providing off-street parking.

Early viewing is highly recommended—contact Lovelle today to arrange yours.





PARTICULARS OF SALE

Hallway

3.83m x 2.66m (12'7" x 8'8")

You are welcomed into a bright hallway leading to the first reception room, kitchen and second reception room on the ground floor.

Reception

4.22m x 4.11m (13'10" x 13'6")

The first reception room with the windows to the front elevation and feature fireplace offering warm neutral décor and wooden flooring.

Kitchen

6.22m x 3.35m (20'5" x 11'0")

Through to the fully renovated kitchen, an array of base and wall units in grey with contrasting grey worksurfaces. Integrated fan assisting oven and induction hobs with an overhead extractor fan, there is a plumbed dish washer for convenience.

Reception / Dining Room

The open plan kitchen diner / reception room has windows surrounding offering an abundance of natural light, with a feature fireplace for comfort. Perfect for entertaining or relaxing. To the side is a utility area creating space.

Bedroom One

4.19m x 3.03m (13'8" x 9'11")

A spacious double bedroom with mirrored sliding wardrobes and windows to the front elevation. Warm décor with wooden flooring.

Bedroom Two

4.21m x 2.94m (13'10" x 9'7")

Another generous bedroom to the rear of the property, with sliding wardrobes and a storage cupboard.

Bedroom Three

2.23m x 2.28m (7'4" x 7'6")

A good-sized single bedroom with the windows to the front elevation.

Bathroom

2.47m x 1.73m (8'1" x 5'8")

Full refurbished bathroom with a bathtub with handheld shower, hand pedestal wash basin, WC and shower cubicle. With two windows to the rear elevation.

Outbuild

3.92m x 3.97m (12'11" x 13'0")

Outside

Outside the property to the rear is a generous private garden, laid to lawn with pavers and a brick outbuild with opportunity for onward potential.

To the front of the property is a gravel driveway with ample parking.



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.

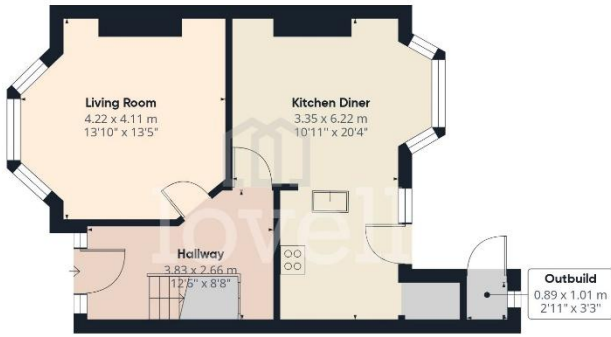
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A&C Homes Limited T/A Lovelle Estate Agency



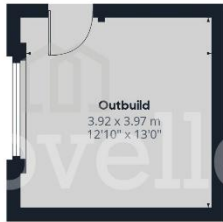
FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

101.9 m²
1096 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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