

No. 18 Mason Avenue,

Kingston Upon Hull

Offers Over £190,000

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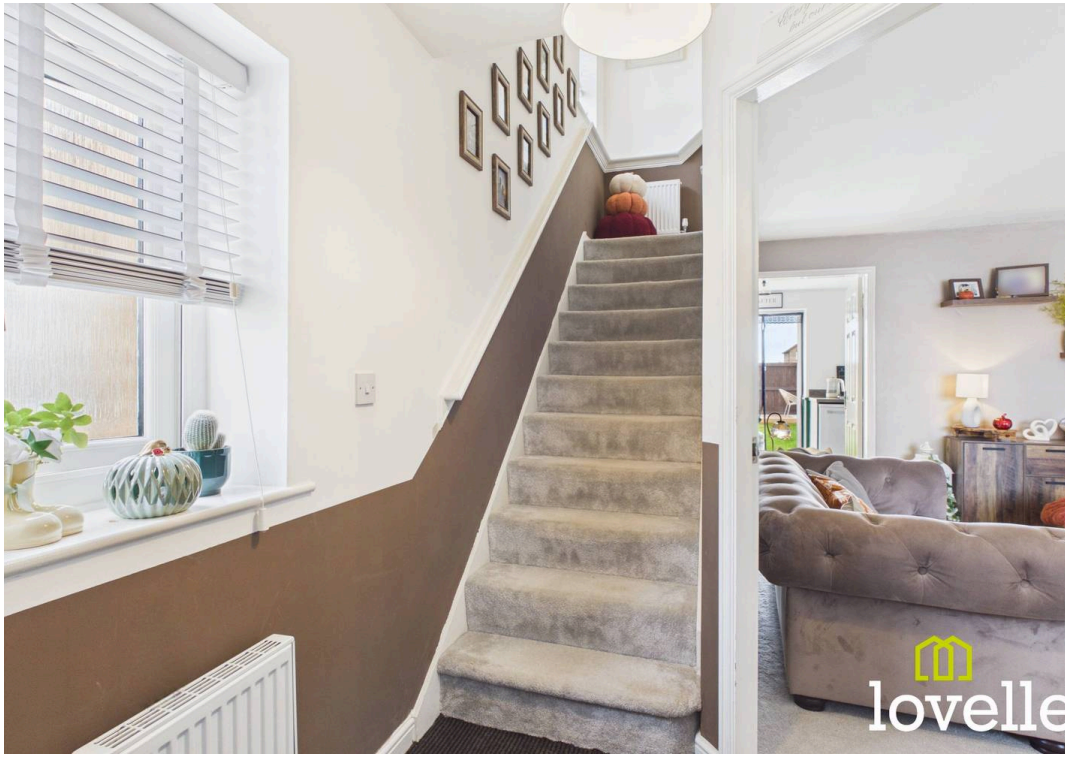
18 Mason Avenue

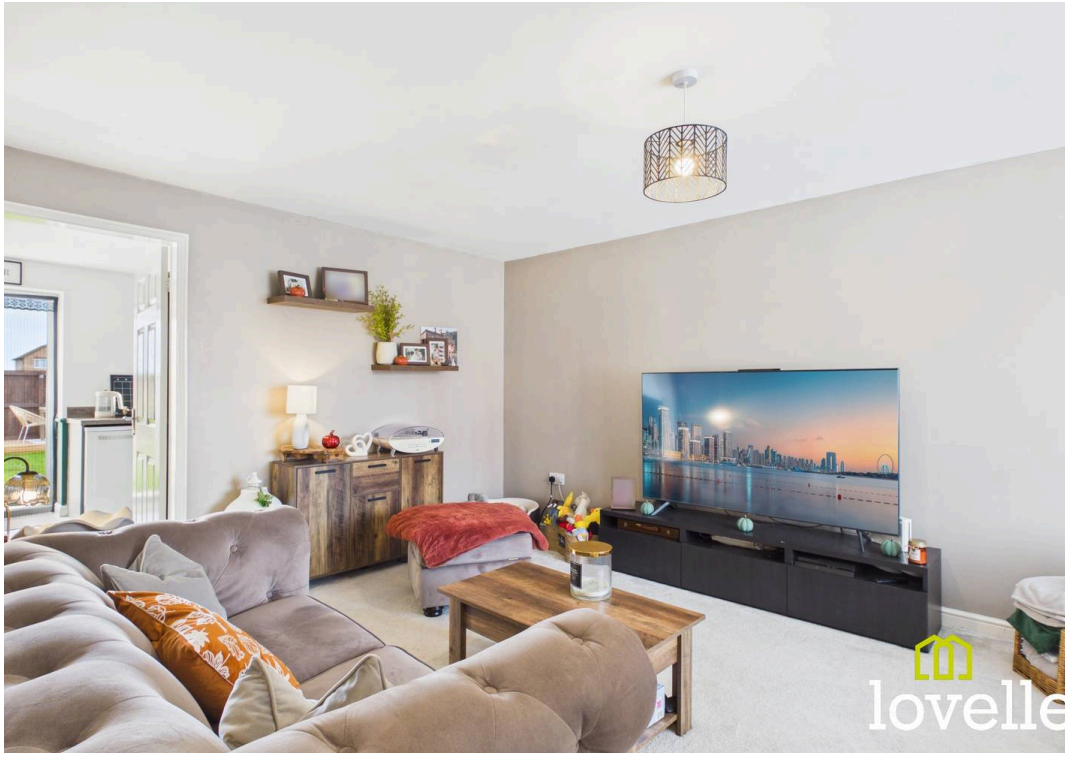
Kingston Upon Hull

Nestled on a peaceful cul-de-sac at the edge of a modern development by Gleesons, this three-bedroom detached family home offers the perfect blend of contemporary living & rural views across Woodmansey. With its close proximity to several schools & parks, the location is ideal for families & those seeking a quieter lifestyle. The overall layout is thoughtfully designed for modern living, spacious reception rooms are flooded with daylight creating an inviting environment for relaxation & a well-equipped kitchen diner is the perfect place for entertaining friends & family.

There are 3 well-proportioned bedrooms with the principal bedroom benefitting from an ensuite bathroom & rural views. The décor is neutral yet carefully considered with custom made window dressings to every room.

- Cul-de-sac location
- Modern Build
- Spacious Reception Rooms
- Close to Parks
- Close to Schools
- Rural Views
- Garage & Driveway
- 7.4kw E.V Home Charger
- Ensuite Bathroom
- Private Garden with Raised Terrace









Entrance Hallway
5' 10" x 5' 4" (1.78m x 1.63m)
A welcoming entrance to the property, laid to carpet & with a window to the side elevation, fitted with custom-made wooden blinds. There is a door to the sitting room, a carpeted flight of stairs to the first floor accommodation & a central heating radiator.

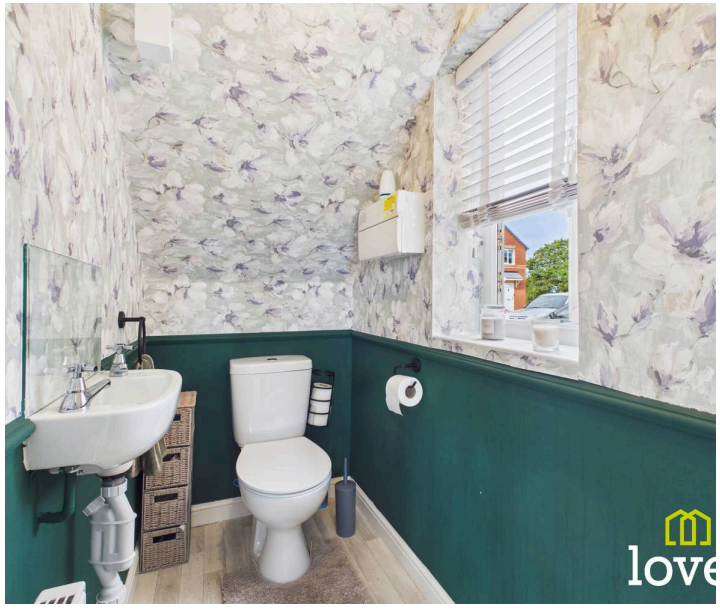
Sitting Room
16' 4" x 11' 3" (4.97m x 3.44m)
A bright & spacious reception room with a large window to the front elevation, fitted with custom-made wooden blinds. With neutral décor, laid to carpet & with a door leading through to the kitchen diner. There is a central heating radiator & the ground floor heating controls are in this room.

Kitchen Diner
14' 11" x 9' 10" (4.54m x 2.99m)
Fitted with a stylish range of Shaker-style, base & wall units in a matt finish with Oak-effect worksurfaces & upstands atop. There is a high specification fan-assisted electric oven, a four-ring gas hob & externally-vented extraction above. A dual bowl ceramic sink sits below a window onto the garden, space is provided for free-standing appliances & there is wood-effect laminate flooring & neutral décor. Double French doors lead out to the paved terrace & garden beyond & flood the room with natural daylight.

Ground Floor W.C.
5' 10" x 3' 5" (1.79m x 1.04m)
A beautifully-decorated & conveniently located W.C accessed from the kitchen diner, there is a window to the side elevation, a close-coupled toilet & a wall-mounted wash basin with a splashback. The flooring is wood-effect vinyl, there are custom made wooden blinds & a central heating radiator.







Central Landing
7' 0" x 3' 6" (2.14m x 1.07m)
Providing access to the three bedrooms, the family bathroom & the loft storage area. The room is laid to carpet, there is a two-tone colour pallet, a window to the side elevation which is fitted with custom-made wooden blinds & a central heating radiator.

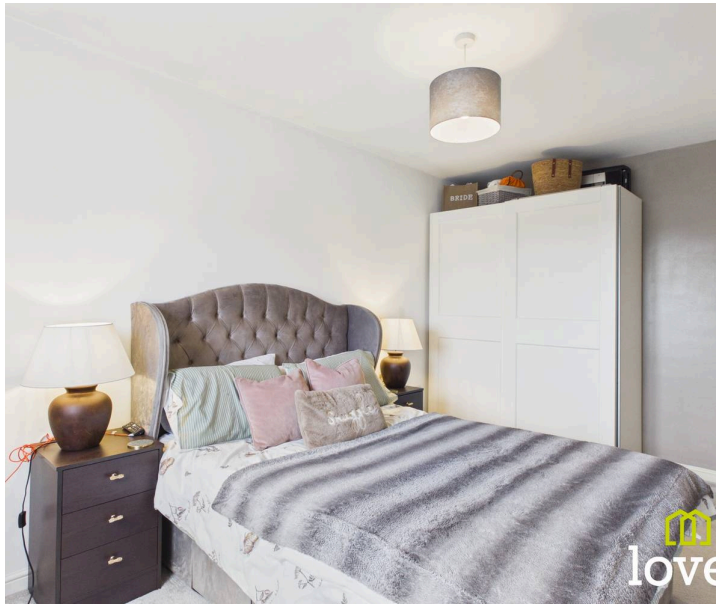
Bedroom No. 1
14' 5" x 8' 4" (4.40m x 2.53m)
Located to the rear of the property & boasting fitted wardrobes & an ensuite bathroom. This spacious double bedroom has a window to the rear elevation providing views across open fields & wooded areas. The room offers bright & neutral décor & the window is dressed with curtains & custom-made wooden blinds. The heating controls for the first floor are located in this room & there is a central heating radiator.

Ensuite Bathroom
6' 5" x 4' 8" (1.95m x 1.43m)
A bright ensuite bathroom located to the rear of the property, a 3-piece suite comprises of a corner cubicle fitted with a dual-head thermostatic shower, a close-coupled W.C. & a pedestal wash basin all in brilliant white & with Chrome fittings. There is a Chrome towel radiator, stone-effect tiling to the splash areas, the room is laid to wood-effect vinyl flooring, extraction & extra convenience is provided by a shaver/charger socket & a mirrored vanity unit.

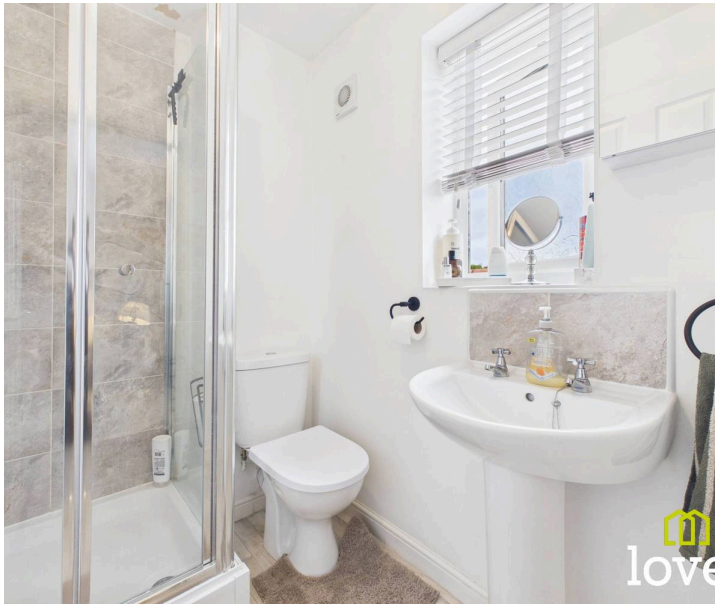
Bedroom No. 2
11' 10" x 8' 3" (3.61m x 2.51m)
Located to the front of the property this is a further double bedroom also benefitting from fitted wardrobes. The room is bright & airy with a window to the front elevation, fitted with custom-made wooden blinds. The room is laid to carpet & there is a central heating radiator.

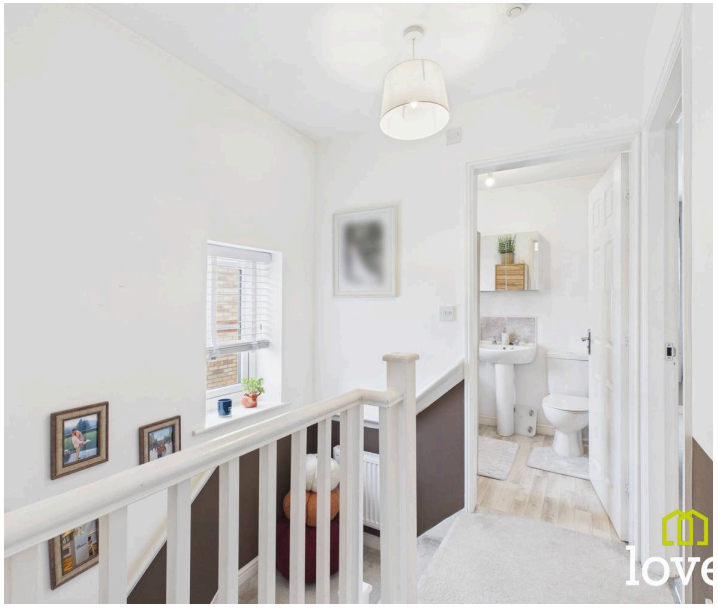












Bedroom No. 3
8' 6" x 6' 4" (2.60m x 1.93m)
A single bedroom, home office, nursery or dressing room, this room offers versatility through several possible uses. The window to the front elevation is fitted with custom-made wooden blinds, the room is laid to carpet & there is a central heating radiator.

Family Bathroom
4' 8" x 6' 5" (1.43m x 1.95m)
Fitted with a 3-piece suite of a panelled bathtub with a hand-held shower over, a pedestal wash basin & a close-coupled W.C. There is stone-effect tiling to the splash areas, a Chrome towel radiator, externally-vented extraction, a mirrored vanity unit & a window to the side elevation, fitted with custom-made wooden blinds.

Front Garden

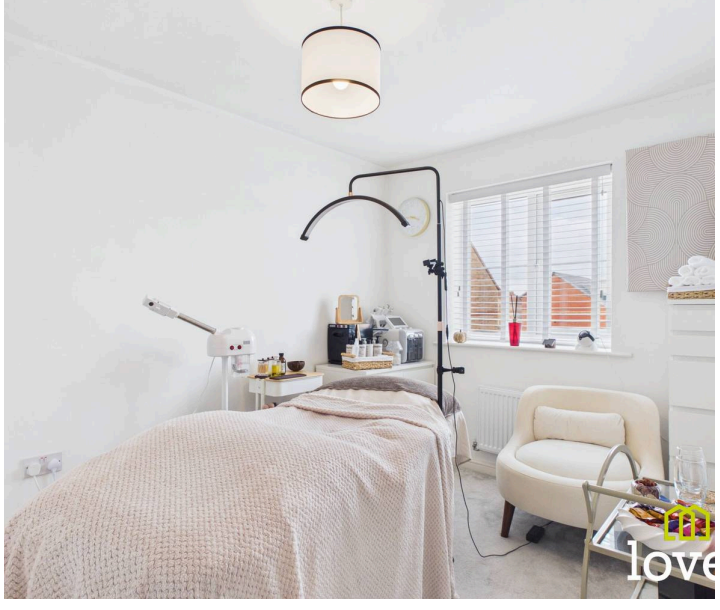
Laid to lawn & with paved steps rising to the front entrance door, under a tiled storm porch.

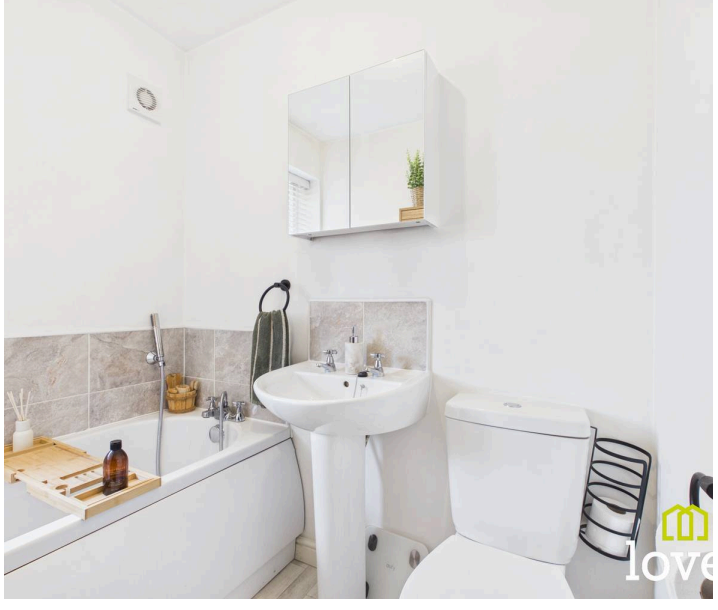
Rear Garden

A spacious garden mainly laid to lawn & with a paved terrace adjacent the house. There is a raised, decked terrace in the rear corner to catch-all-day sunshine, high timber fencing around the perimeter provides privacy & there is external power & a cold water tap. A timber gate leads to a gravelled driveway & the garage.

The outside space is equally impressive, a generous garden awaits boasting a lawned area where children can play & complemented by a paved terrace adjacent to the house & raised, decked terrace in the rear corner, perfectly positioned to capture sunshine throughout the day, an ideal spot for relaxing or entertaining guests.


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A gravelled driveway provides off-road parking for two vehicles & access to the detached garage with power & lighting. Practical additions such as external power, a cold water tap & a 7.4kw E.V Home charging point enhance everyday living.
The front of the property is laid to lawn providing a break from the pavement with steps up to the front door, sheltered by a charming tiled storm porch.
This outstanding home combines stylish interiors with a versatile & private outdoor environment. Viewing is highly recommended to fully appreciate everything this property has to offer.

Driveway

2 Parking Spaces

A gravelled driveway along the side of the property, providing off-road parking for two vehicles, 7.4kw E.V Home Charger & leading to a detached, brick & tile garage.

Garage

Single Garage

A detached brick garage with an up-&-over vehicle door, power, lighting & a pitched tile roof.

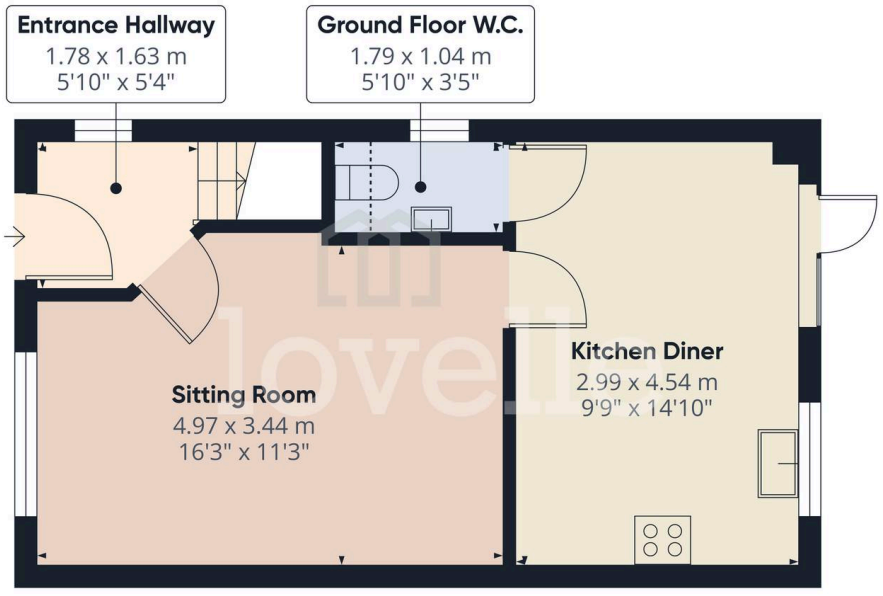
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Personal Interest: The seller/vendor is an employee of Lovelle Estate Agency Cottingham



Floor 0 Building 1

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Approximate total area(1)
36.3 m²
390 ft²

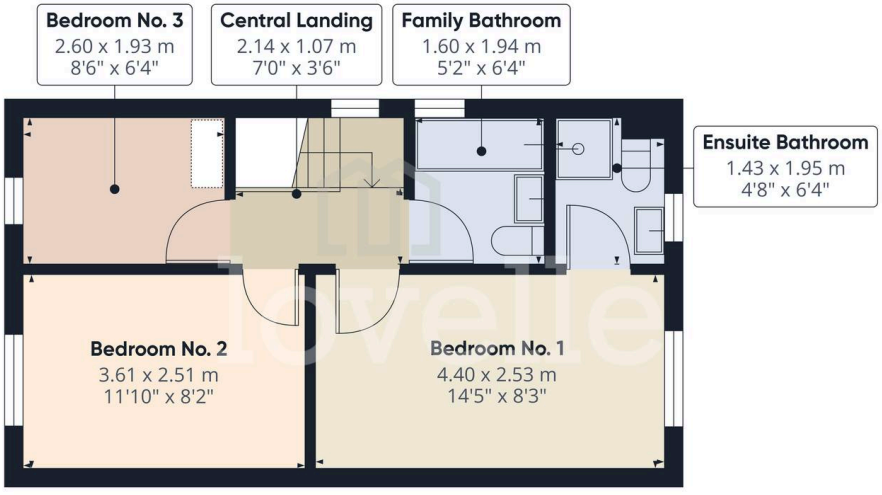
Reduced headroom
0.4 m²
4 ft²

(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 1 Building 1

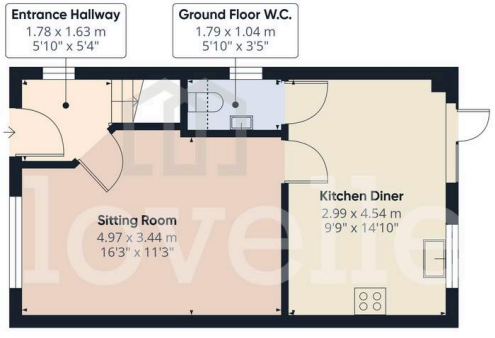
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Approximate total area(1)
32.7 m²
352 ft²

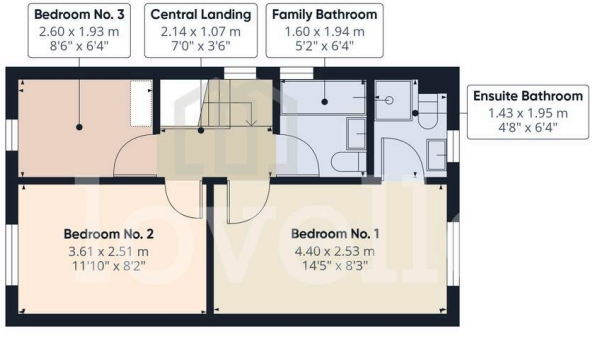
(1) Excluding balconies and terraces

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 0 Building 1



Floor 1 Building 1

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Approximate total area(1)
69 m²
742 ft²

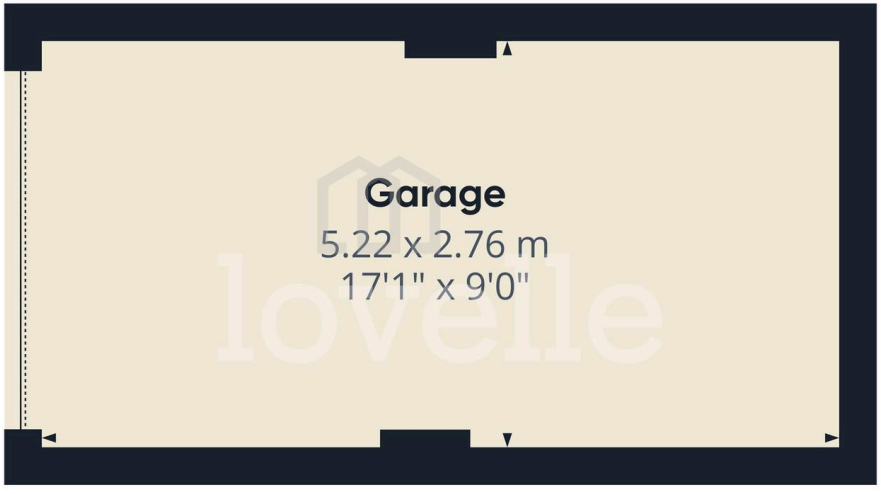
Reduced headroom
0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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Floor 0 Building 2

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Approximate total area(1)
14.6 m²
157 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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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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