

No. 22 Frampton Close, Bransholme

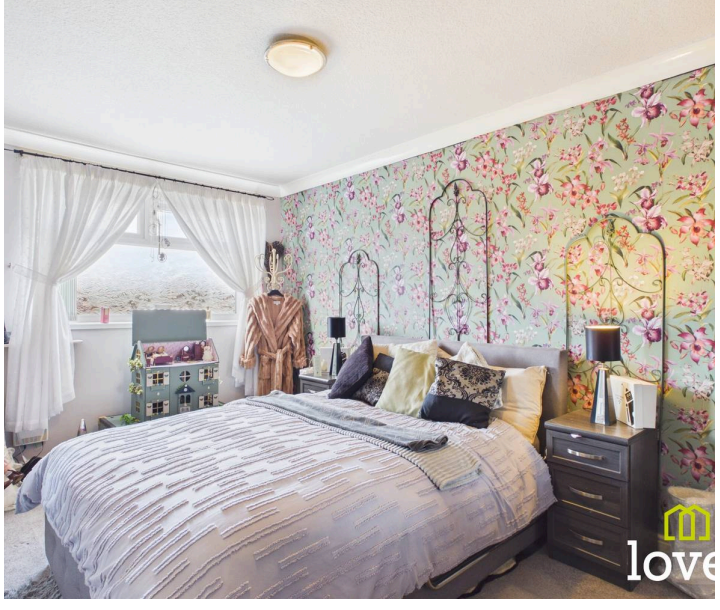
Kingston Upon Hull

Asking Price £110,000

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HOME
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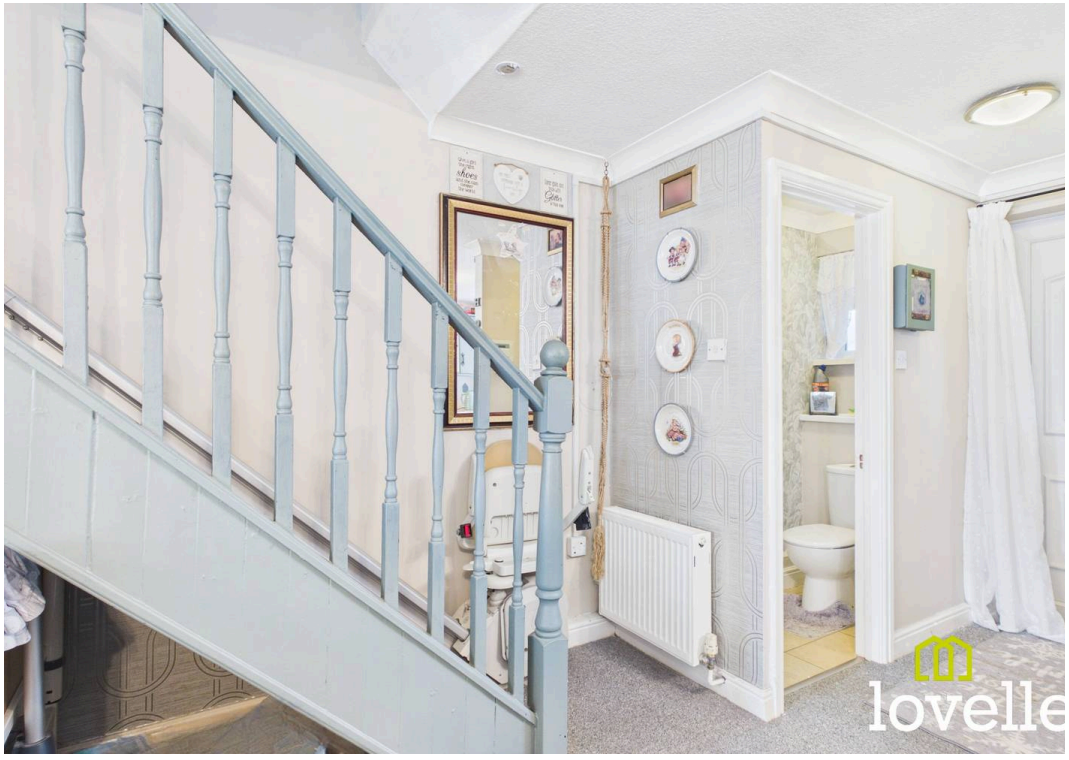


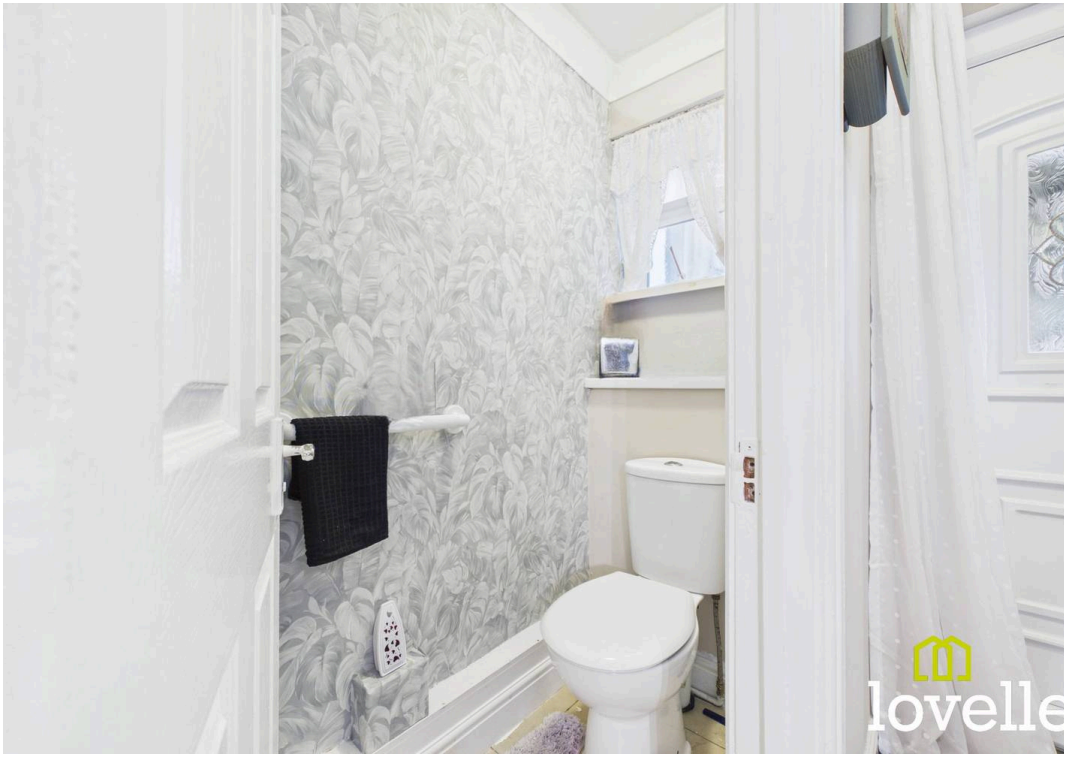
No. 22 Frampton Close

Bransholme, Kingston Upon Hull

This impressive three-bedroom mid-terraced house offers a fantastic opportunity for first-time buyers & investors alike, blending style, convenience & modern practicality. Step inside to discover a bright, open-plan ground floor that maximises both space & natural light, creating a welcoming environment for family living & entertaining. The bespoke windows, installed in 2021, complement the contemporary feel while enhancing energy efficiency & comfort. A newly fitted boiler (2024), along with a replacement roof & updated rainwater goods (2023), ensure peace of mind & low ongoing maintenance. The spacious living area flows effortlessly into an open-plan kitchen where all appliances are included, making it move-in ready from day one. A ground floor W.C. is perfectly positioned for guests & family alike. Upstairs there are three well-proportioned bedrooms, two featuring fitted furniture, providing ample storage. The property is superbly located close to North Point shopping centre & several reputable schools, offering an enviable lifestyle with everything you need within easy reach.

- Open-Plan Ground Floor Configuration
- Close to Several Schools
- Close to Central Shopping Centre
- Replacement Roof & Rainwater Goods 2023
- New Boiler 2024
- New Bespoke Windows 2021
- Ground Floor W.C.
- All Appliances Included
- Fitted Bedroom Furniture
- First-Time-Buyers / Investors








HOME

Entrance Lobby
6' 7" x 4' 0" (2.00m x 1.23m)
A uPVC double glazed front door leads into the entrance lobby, access is then to the utility room, a separate store/meter cupboard & there is a window to the side elevation. A further uPVC double glazed door leads into and entrance hall & the spacious ground floor accommodation.

Utilty Room
5' 3" x 3' 9" (1.61m x 1.14m)
A spacious store room at off the entrance lobby, can be utilised as a utility room & storage, benefitting from power & lighting.

Ground Floor W.C.
4' 11" x 2' 7" (1.49m x 0.79m)
Accessed from the entrance hallway for convenience, fitted with a close-coupled toilet cistern, a grab rail & window to the rear elevation.

Living / Dining & Kitchen
29' 2" x 15' 9" (8.90m x 4.79m)
A fabulously-versatile, open plan living/kitchen/dining room is the highlight of this property, offering ample space for entertaining large gatherings of friends or family. The spacious kitchen area boasts a stylish BEKO range cooker with extraction over, free-standing appliances including a washing machine, dishwasher & microwave all in gloss Black & a breakfast bar & Island which both offer 8 dining settings! The kitchen area is laid to stone-effect tiling while the hallway & reception room beyond are both laid to carpet. The focal point of the room is an electric log-burning stove set within a feature timber fire surround, the room is flooded with natural daylight from the picture windows to the front & rear elevations & the double French doors which lead out to the terraced garden.







Landing
10' 4" x 5' 10" (3.15m x 1.79m)
A spacious galleried landing in the centre of the property providing access to the three bedrooms, bathroom, linen/boiler cupboard & loft storage area. Access to the loft is via a recently-installed celling hatch with telescopic ladder.

Bedroom No. 1
16' 5" x 9' 5" (5.00m x 2.86m)
Located to the front of the property, this spacious double bedroom features fabulous décor, a large picture window, fitted wardrobes & a central heating radiator..

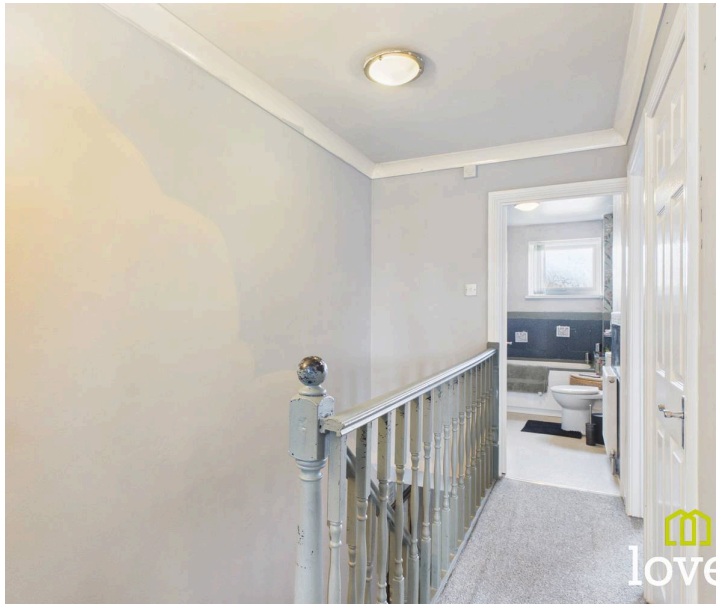
Bedroom No. 2
12' 7" x 8' 11" (3.84m x 2.71m)
A further spacious double bedroom located to the rear of the property, this room also benefits from a large picture window, a range of fitted bedroom furniture & a central heating radiator.

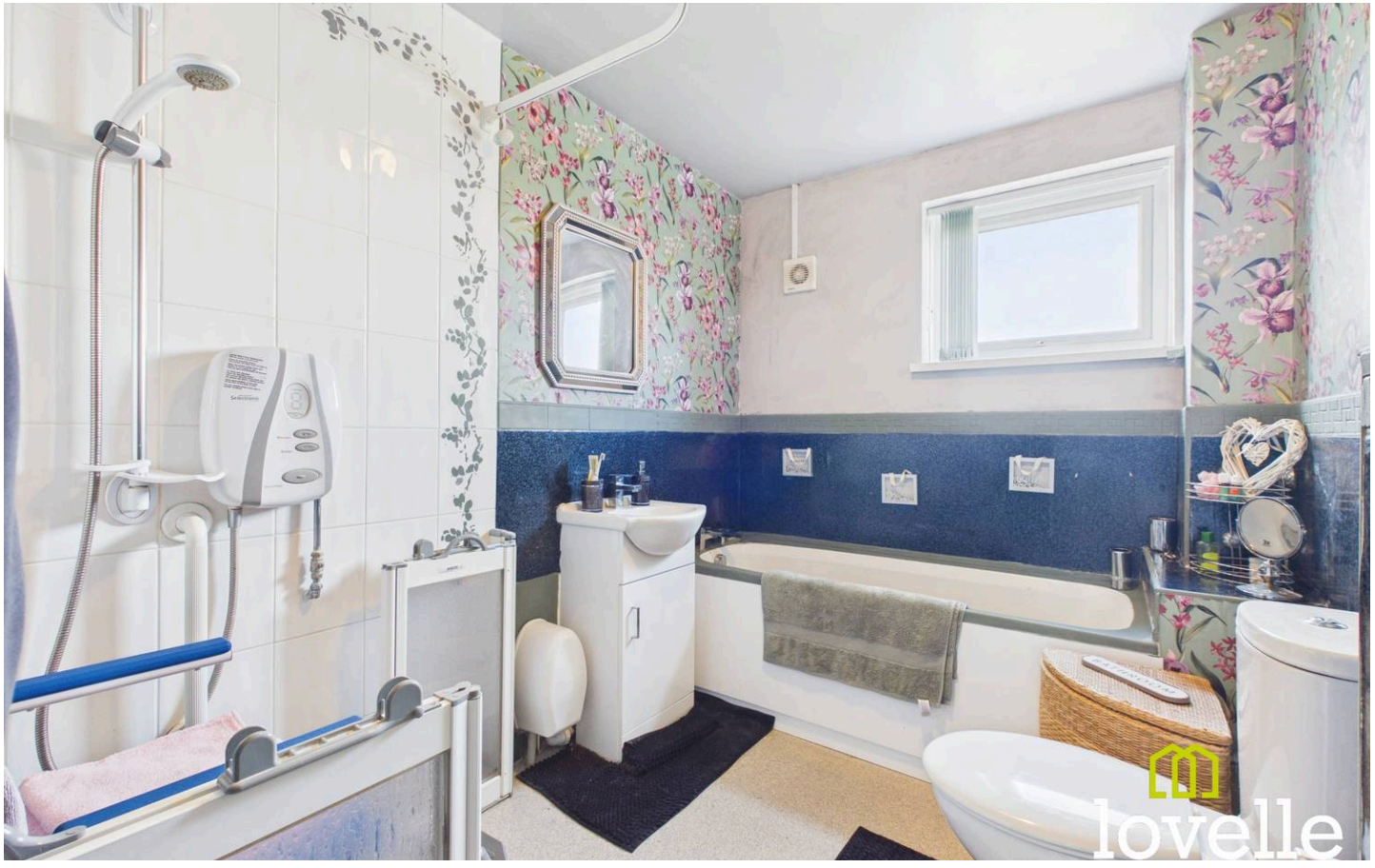
Bedroom No. 3
8' 9" x 6' 7" (2.67m x 2.01m)
A generous single bedroom to the rear of the property, fitted with a central heating radiator.

Bathroom
9' 7" x 6' 2" (2.91m x 1.87m)
A spacious family bathroom located to the front of the property, recently modified to provide a step-free, wet room area fitted with an electric shower. There is a full wet room floor, a large bathtub, a wash basin set within a vanity cupboard & a close-coupled W.C. The walls are half-tiled around & fully-tiled to the shower area, there is stylish décor, a central heating and extraction.








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Step outside & enjoy the benefits of low-maintenance gardens to both the front & rear. The front garden is attractively laid to paving & gravel, set behind a low-level timber fence for a neat & welcoming approach. Ramped access leads directly to the front entrance & lobby, ensuring accessibility for all. Practicality is further enhanced by a designated bin storage area, keeping everything tidy & organised. To the rear is a spacious, private garden, bordered by high-level fencing that provides excellent security & seclusion. The garden is laid to paving & gravel offering a versatile space that is easy to care for & ideal for relaxing, entertaining or play. A pre-formed hardstanding is ready for a garden shed or summerhouse, giving you the flexibility to personalise your outdoor space to suit your needs.

This property combines modern living with low-maintenance outdoor enjoyment, early viewing is highly recommended to appreciate all that this delightful home has to offer.



Front Garden

A low-maintenance garden laid to paving & gravel & set behind a low-level timber fence. Ramped access is to the front entrance door & lobby beyond & there is a designated bin storage area.

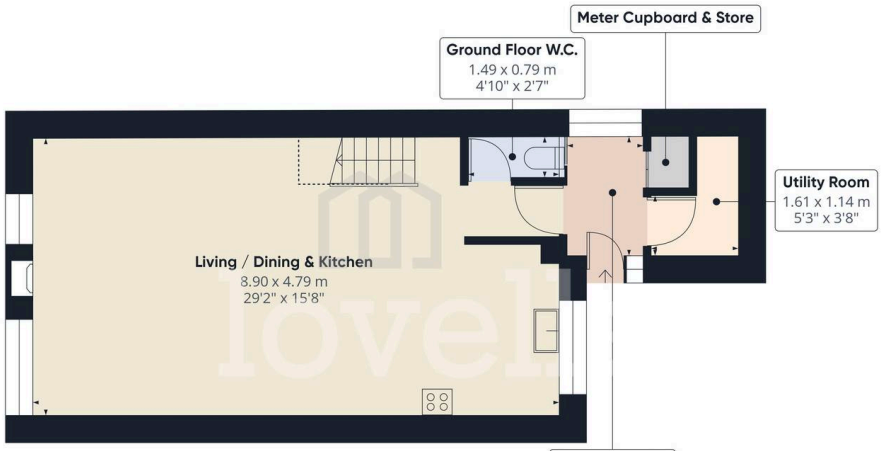
Rear Garden

A spacious, private & low maintenance rear garden bordered with high level fencing for security and privacy. Laid to paving & gravel & with a pre-formed hardstanding for a garden shed or summerhouse.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C



Approximate total area(1)
48 m²
517 ft²

Reduced headroom
3.9 m²
42 ft²

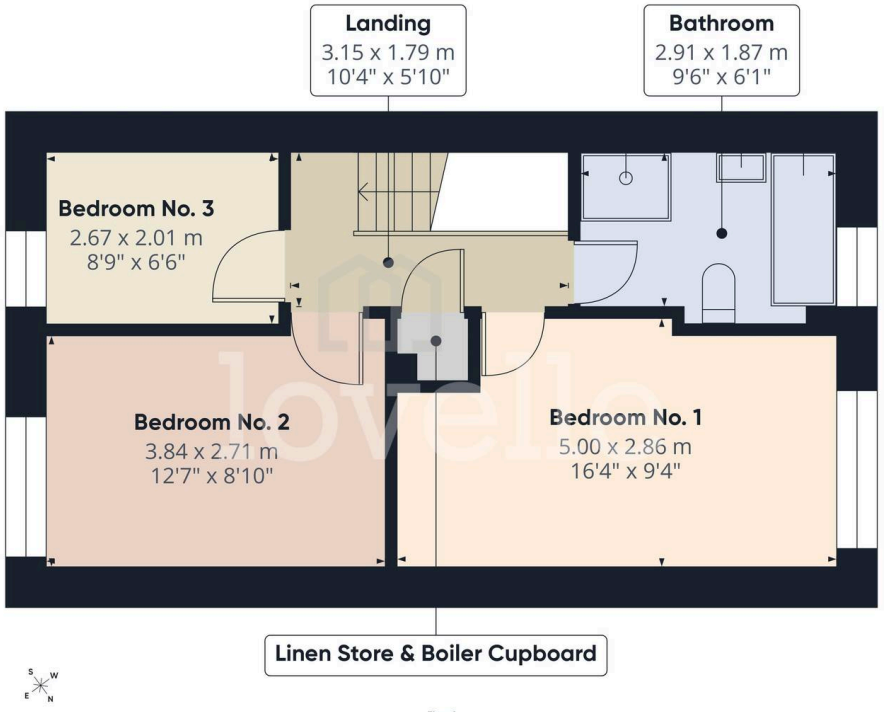
(1) Excluding balconies and terraces

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 0



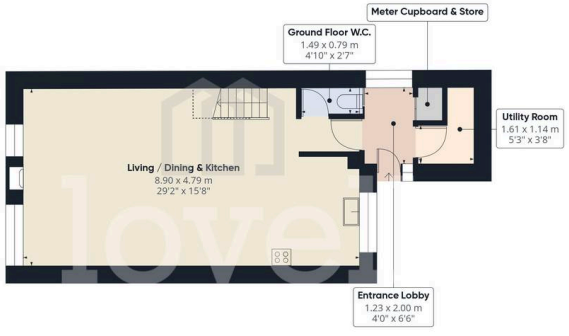
Approximate total area(1)
38.8 m²
417 ft²

(1) Excluding balconies and terraces

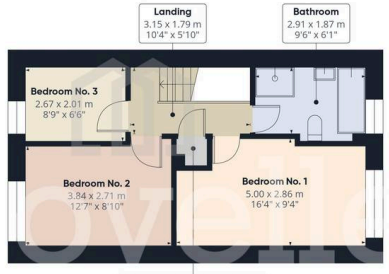
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Floor 1



Floor 0



Floor 1

Approximate total area(1)
86.8 m²
934 ft²

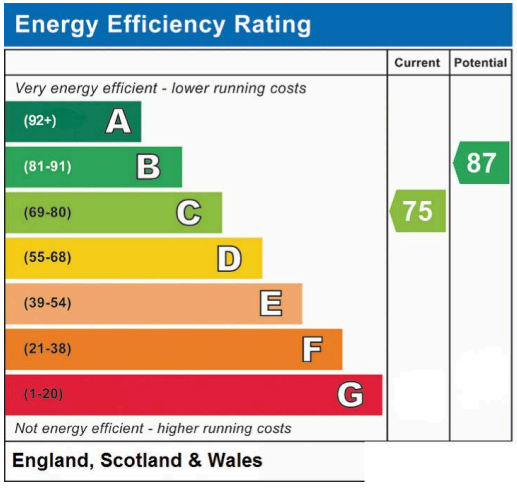
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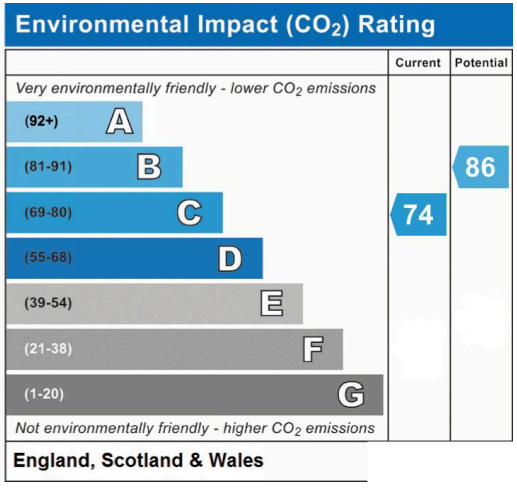
(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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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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