



Sherbrooke Avenue, Kingston upon Hull  
Asking Price £200,000







### KEY FEATURES

- Lovely Three Bedroom End Terrace
- Spacious Rear Garden
- Contemporary Shaker Style Kitchen
- Two Good Sized Reception Rooms
- Three Bedrooms (Two Doubles)
- Modern Three Piece Bathroom
- 22ft Garage
- Council Tax Band B
- EPC rating D

### DESCRIPTION

Situated at the head of the cul-de-sac, this delightful end terrace property boasts a spacious and private garden. With a mature conifer hedge to the rear boundary, the garden enjoys a paved patio, seating/BBQ area and generous lawned area.

The ground floor offers a cosy lounge with bay window and feature cast iron fireplace, a second reception room that offers space for dining and relaxing with French doors opening to the garden. An open doorway provides access to the contemporary fitted kitchen with a range of integrated appliances.

The first-floor accommodation has three bedroom, two of which are doubles, and a modern three-piece bathroom.

Externally, there is also a 22ft garage with up and over vehicle door, power and lighting.





## PARTICULARS OF SALE

### Entrance

Entrance to the property is via a composite door. The hall has stairs to the first-floor accommodation with storage cupboard beneath.

### Lounge

Lovely lounge with uPVC walk in bay window to the front elevation, feature cast iron fireplace and column radiator.

### Living/Dining Space

Providing a great space for the family for dining and relaxing, this room has a feature marble fireplace with inset gas fire and uPVC French doors to the rear elevation opening on to the garden.

### Kitchen

Fitted with a contemporary range of wall and base units in a cream shaker finish with contrasting worktops. There are several integrated appliances including a Range style cooker with extractor hood above, fridge freezer, dishwasher and washing machine. The property has great views across the garden with large uPVC windows to the side and rear elevation and door to the side elevation.

### First Floor Accommodation

#### Landing

Loft hatch with pull down ladder.

#### Bedroom One

With a bank of sliding mirrored wardrobes providing ample storage, uPVC walk in bay window to the front elevation and central heating radiator.

#### Bedroom Two

Double bedroom with uPVC double glazed window to the rear elevation and column radiator. Corner cupboard housing an Ideal Combination boiler.

#### Bedroom Three

With double glazed window to the front elevation a column radiator.



### Bathroom

Fitted with a three-piece suite comprising P-shaped bath with shower over and glass shower screen, pedestal wash hand basin and low flush WC. uPVC window to the rear elevation, heated towel rail and extractor fan.

### Garden

Enjoying a private position with an established conifer hedge, the spacious rear garden enjoys a paved patio area, a gravelled seating/BBQ area and a generous lawned area. There is also a summerhouse and gated access.

### Garage

22ft garage with up and over vehicle door, side personnel access door, power and lighting.

### Frontage

A low maintenance frontage providing parking and access to the garage. Gated access to the garden.

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## TENURE

The tenure of this property is Freehold.

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## 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/>

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## 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.

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## 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.

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## 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.

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## 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.

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## AGENTS NOTE

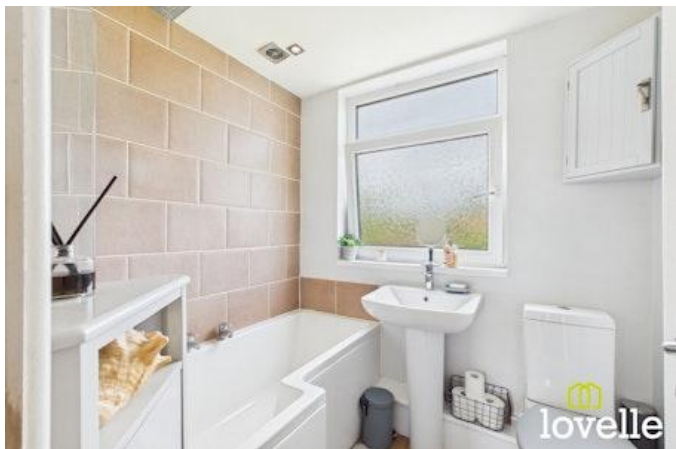
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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



FLOOR PLANS

<p>Floor 0 Building 1</p>	<p>Floor 1 Building 1</p>	 <p>Approximate total area<sup>(1)</sup> 90.6 m<sup>2</sup> 975 ft<sup>2</sup></p>
<p>Floor 0 Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

