



East End Road, Preston, Kingston upon Hull  
Asking Price £199,950





## KEY FEATURES

- Fabulous Paddock Views
- Semi-Detached Property
- High Specification Kitchen
- Beautifully Presented Throughout
- Two Reception Rooms
- Two Bathrooms
- Generous Garage / Workshop
- Ample Off Road Parking
- Private Garden
- Laundry Room & Pantry Area
- EPC rating D





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## DESCRIPTION

Where to start to describe this property in its full glory is my struggle, do I initially reference the fantastic open-plan entertaining kitchen, the two full-size bathrooms, the amazing Paddock views and babbling brook or do I start with the stunning and original Victorian ceiling rose in the sitting room? I shall take you on a tour through this delightful home so as not to miss any of the key points...

You enter the property through a striking, bevelled-glass door and into a bright hallway with high ceilings, original Victorian plaster corning and Pitch-Pine floor boards who's patina tell the story of this property's' past.

Through to the bright and inviting sitting room at the front of the house, it is flooded with natural daylight from the walk-in bay window, the Pitch-Pine floor boards continue from the hallway and bring a warm colour to this room, the ceiling is adorned with an intricately detailed Victorian ceiling rose and the whole room is set around an enchanting fireplace of exposed brick housing an adorable cast iron log burner under an impressive, reclaimed notched beam.

Back into the hallway and we lead on through another panelled door into the amazingly open and spacious kitchen diner, there is a further walk-in bay window to the rear of the dining area which offers unbroken views across the huge paddock, set to the West of the property. The chimney breast has been opened as a focal point, the restored Pitch-Pine floor boards are again exposed and there is stylish alcove wall and base units providing practical storage, with natural Beech shelving between.

Through into the well-appointed kitchen we are met with elegant Shaker-style base units in ash, with stunningly contrasting polished stone worksurfaces and upstands in a natural black, cream and gold colour pallet. Aside from the great storage offered by the range of kitchen units there are the added features of a Belfast sink with a chrome Swan-neck mixer tap over, an integrated dishwasher, space for a Range cooker with a full-width extraction hood above and a thoughtfully placed lighting finished spectacularly by a picture window above the sink providing wonderful views over the Paddock.

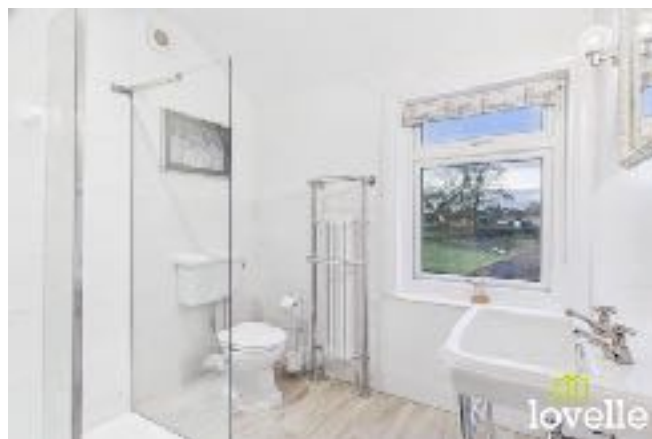
Directly off the kitchen is an excellent pantry area which is furnished with an extension of the kitchen wall and base units and stone work surfaces, an integrated wine fridge and space for a full-size larder fridge, there are ample power points which make this a great area for additional small appliances. A conveniently-placed rear lobby leads you into the laundry room and the ground floor bathroom but also out to the rear terrace garden. The laundry cupboard provides space for a washing machine and also houses the Ideal Logic+ 30 Gas fired combi boiler.

The ground floor bathroom is bright and spacious and comprises of a three-piece suite of a close-coupled W.C, a large pedestal wash basin and a full-size panelled bath with shower over and a glass shower screen. The suite is of a traditional Victorian design which is Juxtapose perfectly to the modern style of wall tiling, full-height for practicality and ease of cleaning. There is a mirrored vanity unit, stylish recessed lighting and externally-vented extraction.

Up the stairs there is a generous, galleried central landing area which provides access to the first floor accommodation. To the rear is the bathroom which has been recently upgraded with an eye-catching Victorian styled three piece suite. There is a low-level W.C, a large pedestal wash basin with Chrome rails, a walk-in shower with a Thermostatic, recessed mixer powering two shower head options and an impressive towel rail and column radiator, all beautifully designed and arranged.

There are two generous double bedrooms, to the rear of the property and offering wonderful views over the adjacent paddock is Bedroom No. 2, this room is set to a calming colour scheme with pastel colours to the walls and a luxurious ash grey carpet.

To the front of the property is the Principal bedroom, this is a large double bedroom with a large picture window flooding the room in natural daylight. The walls are again in a pastel colour scheme, with the original pine floor boards exposed and whitewashed, another calm and inviting room



The rear and side gardens are private and are split into three distinct areas, all with unbroken views across the large Paddock. There is a fully paved patio area with a walkway alongside the garage and house, providing access to the front of the property via a secure gate to the driveway. Also from the patio there is an opening along the side of the garage to the side garden, which is fully laid to lawn and bordered with high hedging to the front boundary. Through a gate in the rear fence is a secret garden, this is an elevated seating area, laid to slate chippings and with a babbling brook running the full length of the boundary. From here you can sit and unwind with the perfect backdrop of the horses in the Paddock...just delightful!

This wonderful property is located within walking distance of the village centre yet offers rural views, it is presented in immaculate condition with and would make a fabulous home, it offers Victorian charm and character but with the modern benefits of uPVC double glazing, gas central heating and off-road parking, this property really is a true gem!



## PARTICULARS OF SALE

### Hallway

**0.99m x 3.73m (3'2" x 12'2")**

Entered through a striking uPVC double glazed door, this is a bright and welcoming hallway with a carpeted flight of stairs rising to the first floor, there are polished floor boards, a central heating radiator and doors leading to the ground floor accommodation.

### Sitting Room

**3.52m x 3.29m (11'6" x 10'10")**

To the front of the property and with a walk in bay window. The room is centred around a feature fireplace with an inset solid fuel stove, creating an inviting cosy atmosphere. Pleasant neutral décor, complimented with traditional-style exposed timber flooring. There is a large Victorian Ceiling Rose and a central heating radiator.

### Kitchen Diner

**3.64m x 3.66m (11'11" x 12'0")**

Enjoying an open plan layout into the kitchen, this dining area offers neutral décor to the walls with traditional exposed timber flooring. There is a walk-in bay window and a central heating radiator.

### Kitchen & Pantry Area

**2.39m x 3.88m (7'10" x 12'8")**

A beautifully styled and appointed kitchen, enjoying a range of base units with eye catching granite work surfaces over, matching up stands and porcelain Belfast sink. Space for a Range cooker with extraction hood over, space for a larger style fridge freezer and integrated wine cooler. Exposed timber flooring, a uPVC picture window is to the side elevation.

### Rear Lobby

**0.86m x 2.35m (2'10" x 7'8")**

With a UPVC door and window to the terrace garden the lobby provides access to the rear garden, Laundry cupboard and ground floor bathroom.

### Laundry Cupboard

**1.48m x 0.83m (4'11" x 2'8")**

With plumbing for a washing machine and housing the gas fired IDEAL combi boiler.

### Ground Floor Bathroom

**2.32m x 2.23m (7'7" x 7'4")**

Fitted with a traditional styled three piece suite, comprising of a panelled bath with a shower over, a pedestal wash basin and a close-coupled W.C. Fully tiled walls are complimented with tiled floor, there is central heating radiator and a uPVC window to the side elevation.

### Landing

**1.64m x 2.7m (5'5" x 8'11")**

A traditional split level landing with a galleried Victorian balustrade, providing access to the first floor accommodation.

### Bedroom No. 2

**2.91m x 3.55m (9'6" x 11'7")**

Another generous double bedroom, this is to the rear of the property and benefits from views across the large Paddock. There is a carpeted floor, a central heating radiator and a uPVC window.



### Bedroom No. 1

**3.34m x 4.63m (11'0" x 15'2")**

A spacious, bright and airy double bedroom to the front of the property, with a large picture window. The calming pastel decor is complimented by painted, exposed original floor boards, there is a central heating radiator.

### First Floor Bathroom

**2.38m x 2.43m (7'10" x 8'0")**

Recently refurbished, this stylish bathroom boasts a walk-in shower with a thermostatic mixer and dual shower heads, a large wash basin with Chrome piping and a low-level W.C. all in a Victorian style matching suite. There is a large towel heater and column radiator, wall tiling as splash backs which is complimented by wood-effect laminate flooring.

### Front Garden

The property stands handsomely and is set back from the road, there is a gravelled area and a driveway, bordered with a mixture of timber fencing and hedging. A side drive leads to the generous detached garage with access from both the front and rear elevations and doubles as a workshop, with power and lighting.



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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 Kingston Upon Hull City Council - 01482 300300.

<https://www.hullcc.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

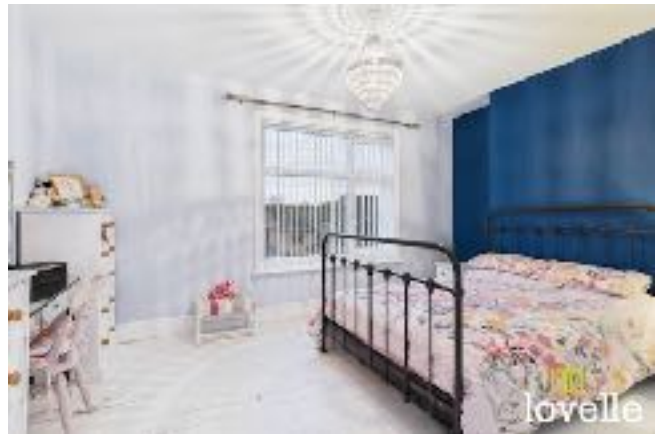
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**A&C Homes Limited T/A Lovelle Estate Agency**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82.0
69-80	C		
55-68	D	58.0	
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLANS



Caption

