

No. 223 National Avenue

Kingston Upon Hull

Guide Price £125,000

lovelle


lovelle





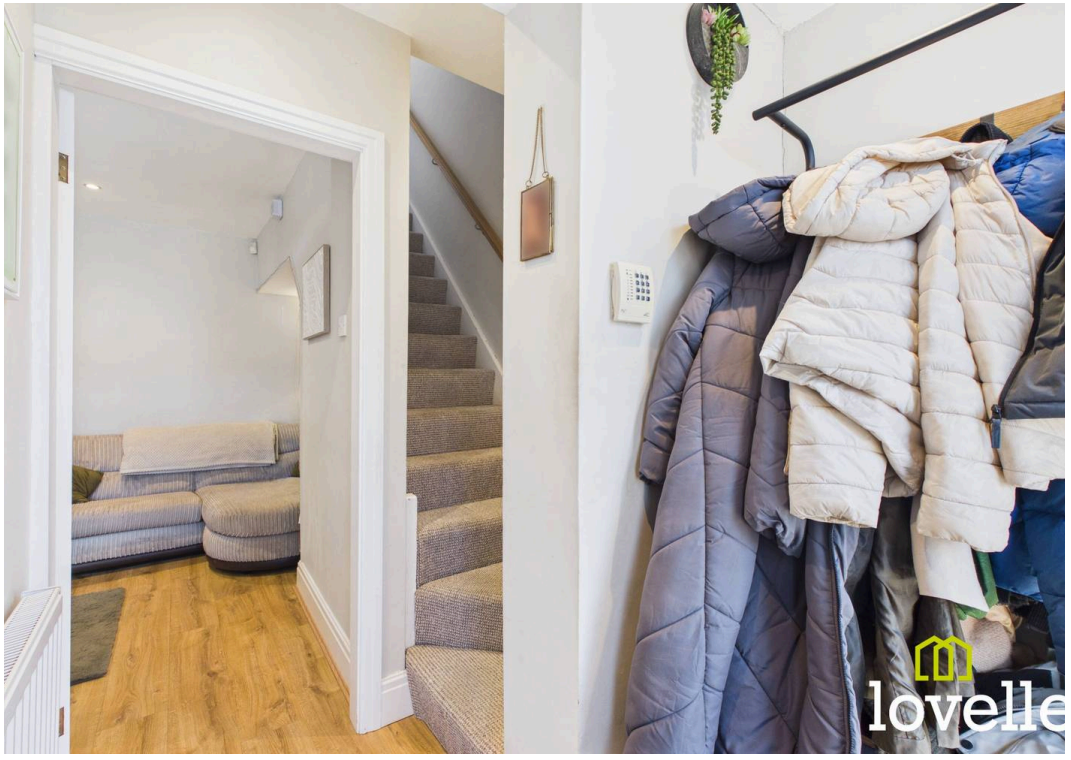


No. 223 National Avenue

Kingston Upon Hull

This beautifully presented, two-bedroom, end-terrace house is a true gem offering both charm & practicality, in a highly sought-after location close to several schools! Stylishly decorated throughout the interior is move-in ready & perfectly suited for first-time buyers, downsizers or savvy investors looking for an opportunity for immediate rental income. Step inside to discover a welcoming living area enhanced by a contemporary log burning stove, the thoughtfully-designed layout maximises both space & light & the open-plan configuration allows for versatility with family life. A ground floor W.C, rear lobby, spacious Kitchen diner & great storage all add to the practicality offered by this family home!

- Close to Several Schools
- Close to Local Shops & Amenities
- Significant Investment Made & Continued Maintenance
- Open-plan Living Configuration
- Modern Décor Throughout
- Large Garage
- First-Time-Buyer / Down-Sizer / Investor Opportunity
- Private Rear Garden
- Log Burning Stove
- Two Bedrooms




HOME



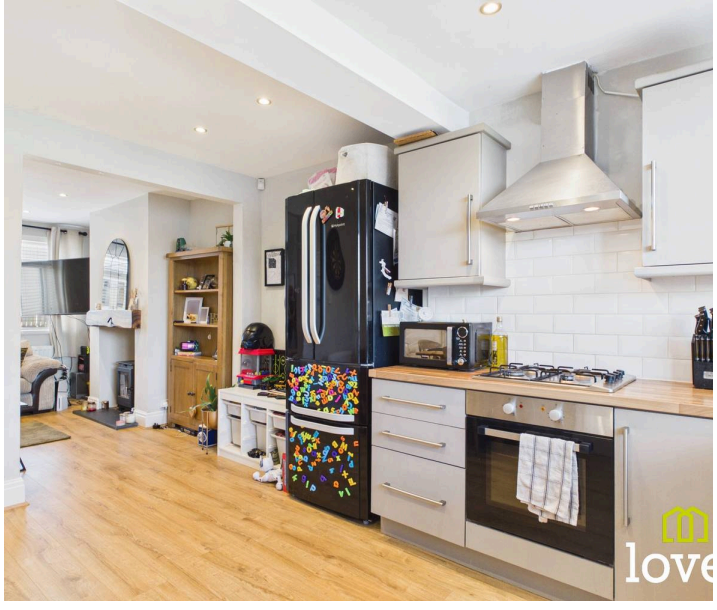

EAT

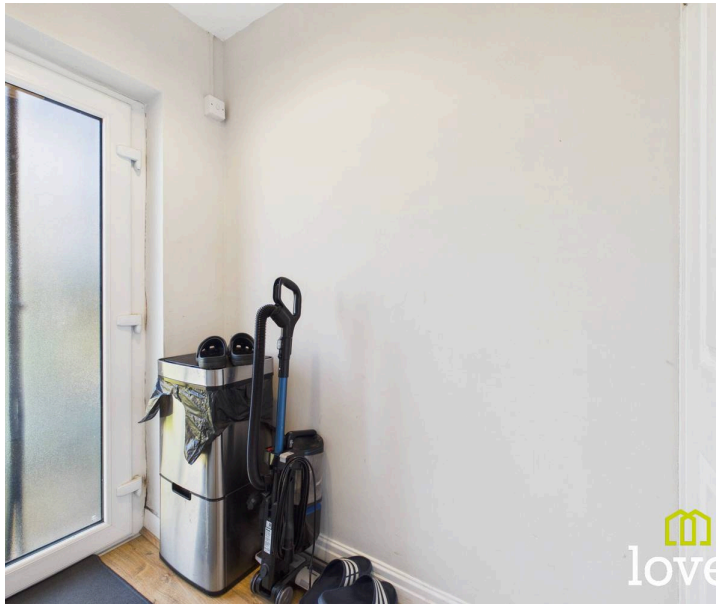
Entrance Hallway
5' 10" x 5' 9" (1.78m x 1.74m)
A high-security composite door leads to an entrance area with space for coats & shoes. Laid to Oak-effect flooring & with carpeted stairs to the first floor accommodation, there is a central heating radiator & a door leads to the sitting room & the kitchen diner beyond.

Living Room
14' 2" x 12' 9" (4.32m x 3.89m)
A bright & airy sitting room with modern, neutral décor. Laid to Oak-effect flooring & with a log burning stove as the focal point, there is a window to the front of the property bringing natural daylight in. The room is open-plan to the kitchen diner beyond, modern spot downlighting make the room bright, there is a central heating radiator & an understairs cupboard for additional storage.

Kitchen Diner
13' 9" x 10' 11" (4.20m x 3.33m)
A spacious reception room fitted with modern, Dove Grey wall & base units & finished with a Butcher block-effect work surface. There is an electric fan-assisted oven with a 4 ring gas hob above & extraction over, space has been provided for a dishwasher & free-standing larder fridge freezer. This room offers a fantastic dining area & is flooded with natural day light from the large picture window with views over the rear garden. The décor is bright & neutral, there is Oak-effect flooring, spot downlights & a central heating radiator & a door leads to the rear lobby. A storage cupboard is accessed from the kitchen, the IDEAL Instinct gas combi boiler is located in here & there is plumbing for an automatic washing machine.







Rear Lobby
5' 8" x 3' 8" (1.73m x 1.11m)
Laid to Oak-effect laminate flooring & providing access to the ground floor W.C. There is a uPVC glazed door to the rear private garden.

Ground Floor W.C.
3' 10" x 2' 11" (1.18m x 0.88m)
Located from the rear lobby & fitted with a wash basin & a close-coupled W.C. There is tiling to the splash area, a window to the side elevation & a central heating radiator.

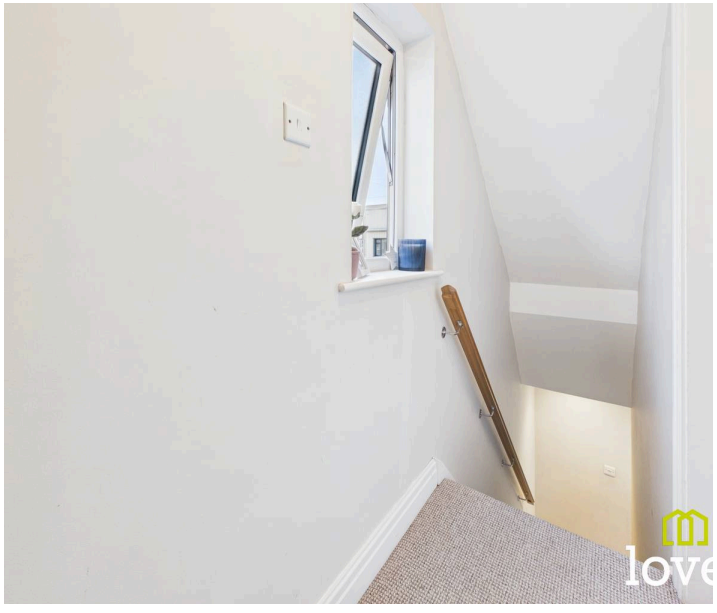
Landing
5' 1" x 2' 6" (1.56m x 0.75m)
Providing access to both bedrooms & the family bathroom, the room is laid to carpet & there is a window to the side elevation.

Bedroom One
11' 11" x 11' 4" (3.63m x 3.45m)
A bright & spacious double bedroom with a dressing area, laid to Oak-effect flooring & with dual aspect windows to the front elevation. There is a a central heater, wall lights & a central ceiling light.

Bedroom Two
7' 4" x 8' 11" (2.23m x 2.73m)
A single bedroom to the rear of the property, laid to Oak-effect wooden flooring & with a double glazed window to the rear elevation, a central heating radiator and access to the loft storage area via a ceiling hatch.

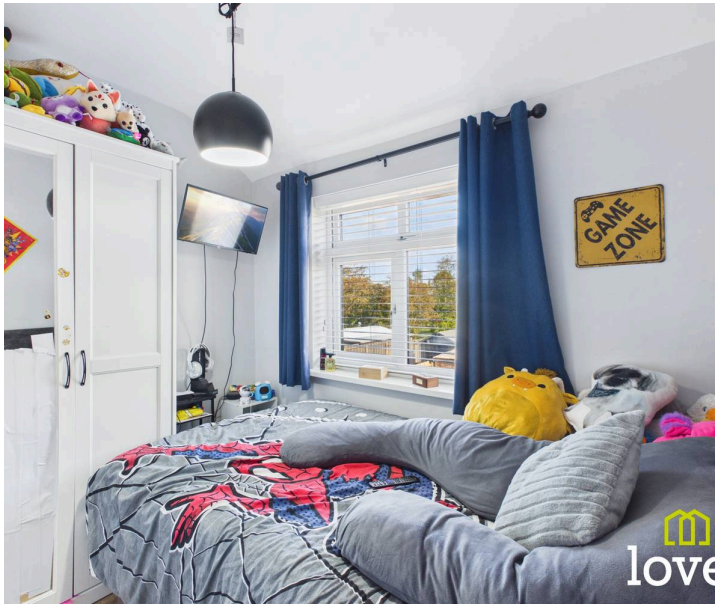
Bathroom
4' 11" x 4' 7" (1.49m x 1.40m)
Fitted with waterproof panelling to all walls & a three-piece suite comprising of a walk in cubicle with thermostatic shower, a wall-mounted wash basin & a close-coupled W.C. There is a mirrored vanity unit, externally-vented extraction, a Chrome heated towel rail & window to the rear elevation.

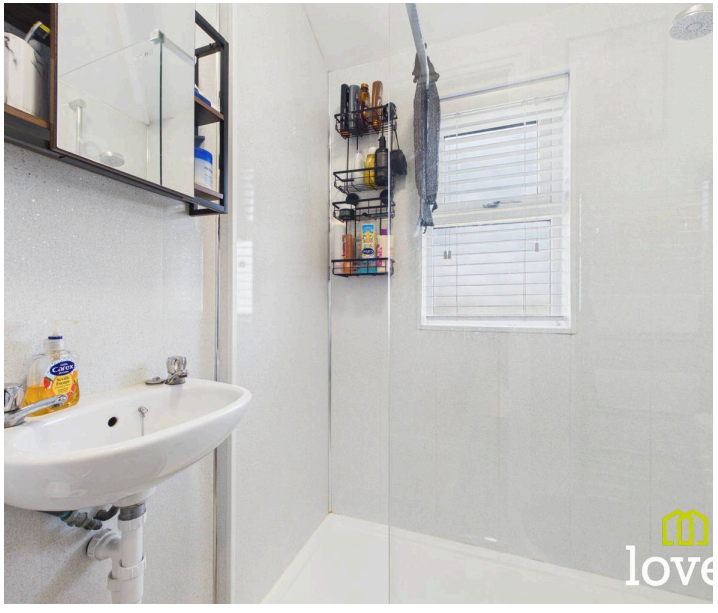








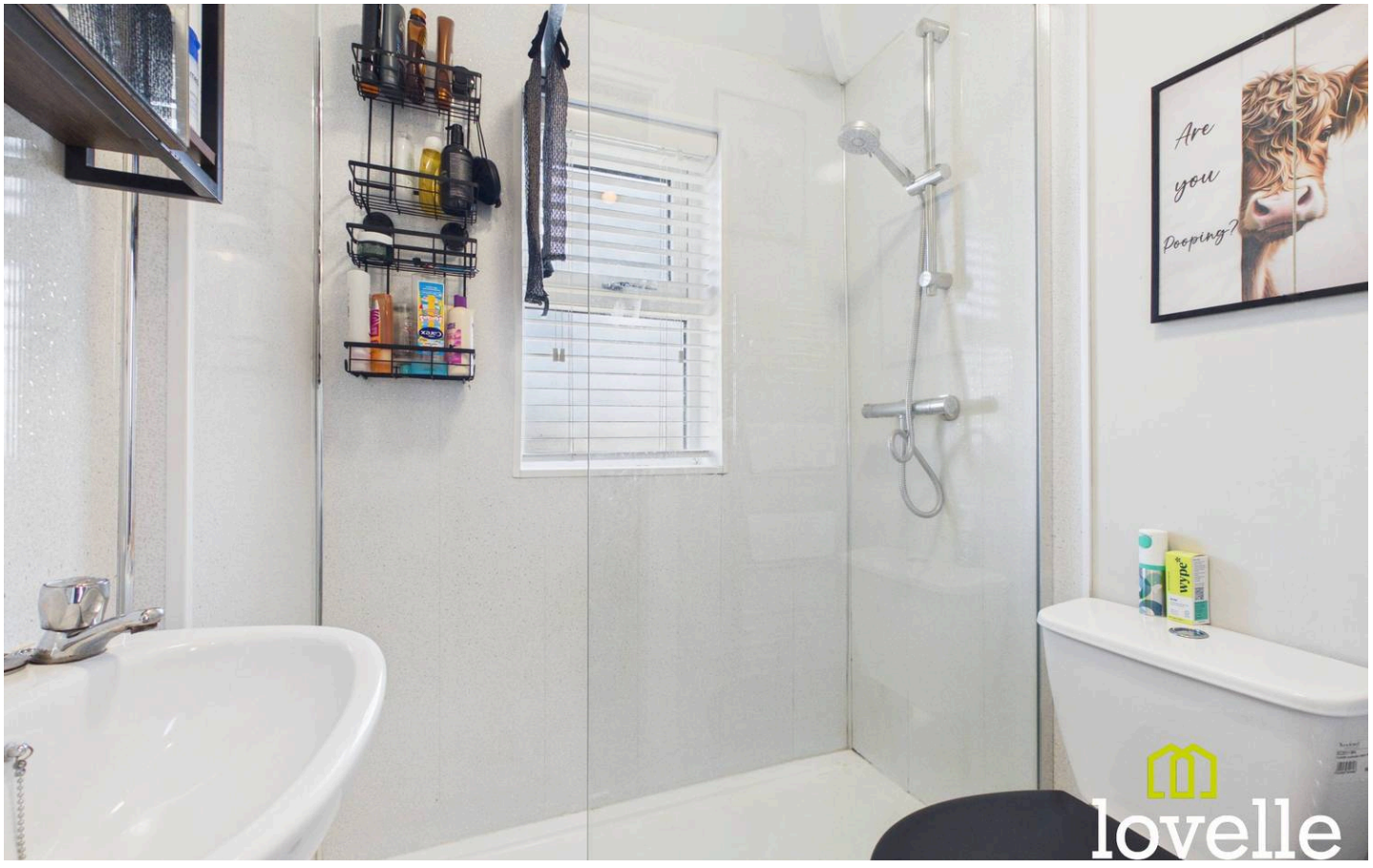




The property benefits from several major upgrades & a continued programme of preventative maintenance, including but not limited to: all replacement doors & windows in 2023, replacement gas combi boiler in 2019 being serviced every year since, all new central heating radiators in 2023, a full electrical rewire in 2013, a new water supply with meter fitted in 2023, all ceilings replastered in 2023, new lighting throughout the property in 2023, kitchen installed 2014, bathroom installed 2023 & full re-roof in 2012.

Both bedrooms are well-proportioned & beautifully decorated, flooded with natural daylight from the large windows. There is a well-designed family bathroom offering a large shower cubicle & many convenient features.

To the rear of the property is a private, east-facing garden drenched in sunshine throughout the day & secured by a high-level timber fence, making it an ideal haven for outdoor dining, entertaining & a safe environment for children to play. There is a lawned area & a border with mature planting, softening the backdrop. A garage is located at the rear of the property, vehicle access is via a secure tenfoot from National Avenue and Windsor Road & pedestrian access is via a door in the garden. The garage benefits from lighting& power & provides valuable extra storage & parking.







This wonderfully-maintained, delightful home effortlessly combines stylish & modern living with superb outdoor space, making it a must-see for anyone seeking a family-friendly property, in a popular neighbourhood close to schools, parks & local shops.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



Rear Garden

Enjoying sunshine throughout the day, mainly laid to lawn & with a border of mature planting, providing ample space for the family to enjoy. Enclosed with high-level fencing for privacy & benefitting from a garage to the rear, providing extra storage space & vehicle parking.

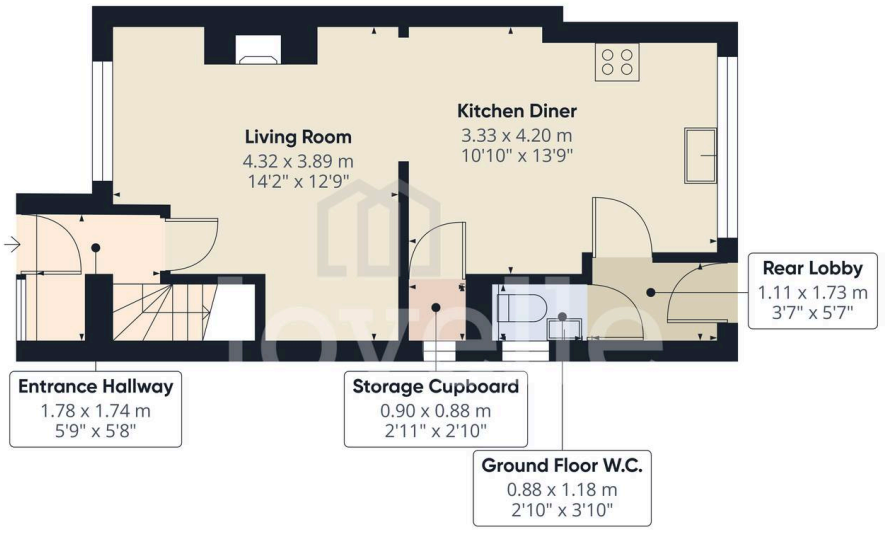
Front Garden

Laid to gravel & secured with a timber fence & gate to the perimeter, this low-maintenance garden provides access to the rear of the property via a high-level, secure side gate.

GARAGE

Single Garage

An extra wide, concrete-sectional garage with vehicle access via a secure tenfoot & pedestrian access from the garden. Fitted with power, lighting & an up & over vehicle door.



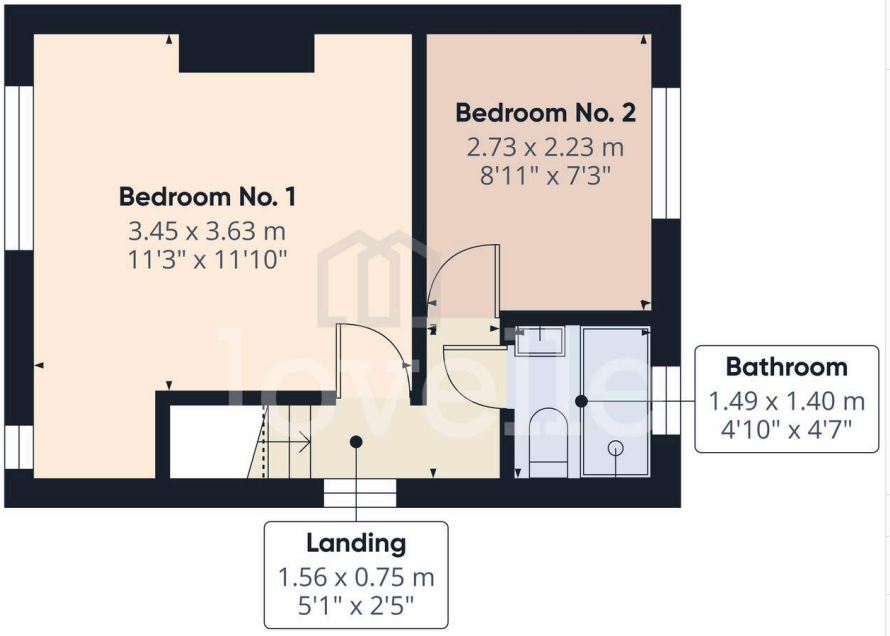
Approximate total area[1]
35 m²
378 ft²

(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.

GIRAFFE360

Floor 0 Building 1



Approximate total area[1]
23.3 m²
251 ft²

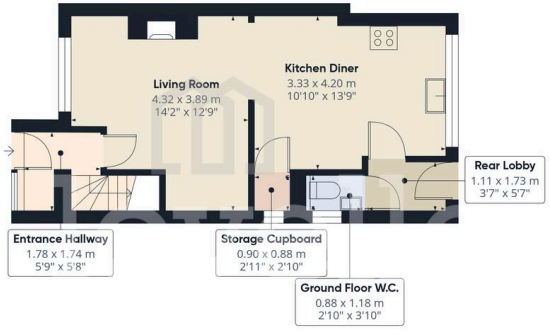
(1) Excluding balconies and terraces

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.

GIRAFFE360

Floor 1 Building 1



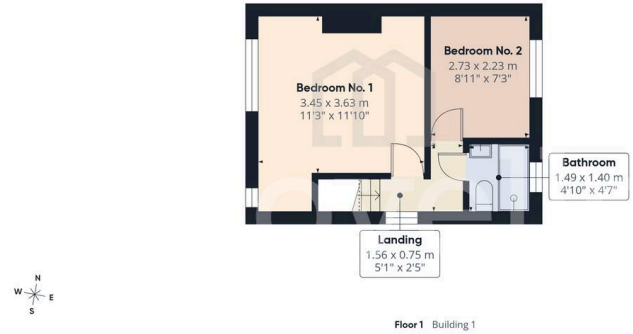
Approximate total area[1]
58.3 m²
629 ft²

(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.

GIRAFFE360

Floor 0 Building 1

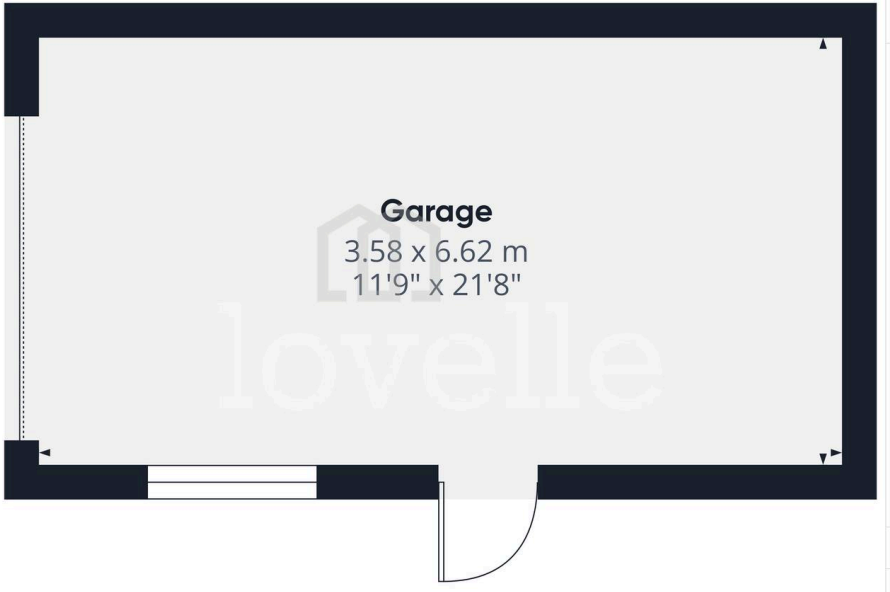


Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1 Building 1



Approximate total area[1]
23.8 m²
256 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.

GIRAFFE360

Floor 0 Building 2

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.



Lovelle Kingston Upon Hull

McMillan House, 6 Wolfreton Drive, Anlaby HU10 7BY

01482 766100

Hull@lovelle.co.uk

www.lovelle.co.uk

lovelle