



Myrtle Avenue, Wellsted Street, Kingston upon Hull

£75,000

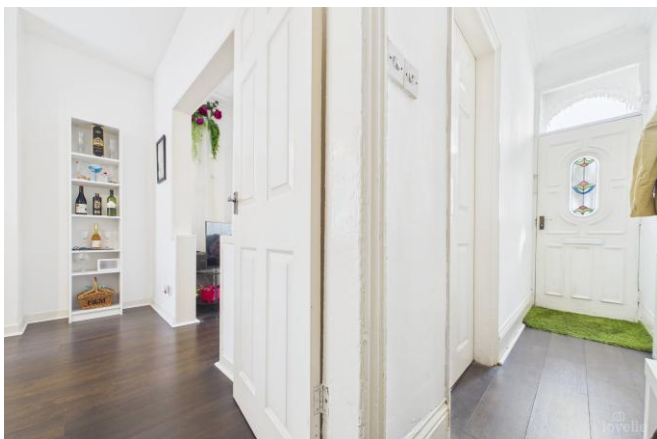
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Key Features

- ****NO CHAIN****
- Total Floor Area:- Square Metres
- Central Location
- Lounge & Dining Room
- Fully Equipped Kitchen
- Utility Room
- Three Bedrooms
- Family Bathroom
- Enclosed Rear & Front Courtyards
- EPC rating





DESCRIPTION

****NO CHAIN****

This traditional terraced property is ideal for those looking for their first home or to add to their property portfolio.

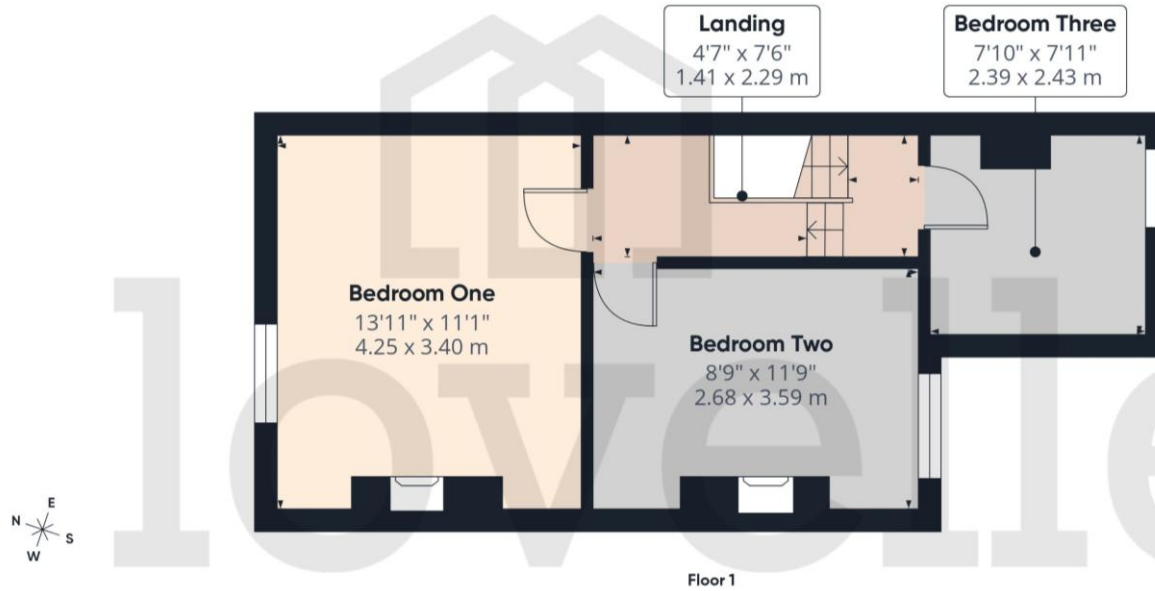
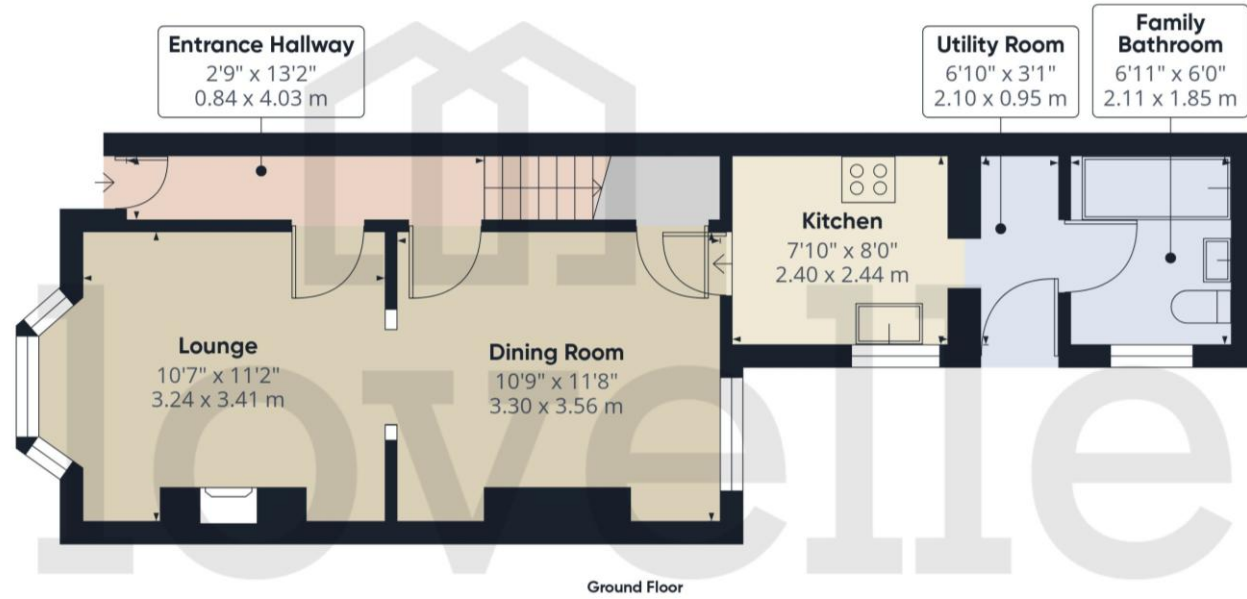
Boasting well proportioned accommodation to include a bright lounge with an adjacent dining room. Offering great spaces to entertain or receive guests and family in. Not to forget, the fully equipped kitchen. Finishing the ground floor is the modern family bathroom and utility room. While the first floor offers three sizeable bedrooms.

Outside, there is a fully enclosed rear courtyard and a low maintenance front courtyard.

VIEWING IS ESSENTIAL!



FLOORPLAN



Myrtle Avenue, Wellsted Street, Kingston upon Hull, East Riding of Yorkshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band A

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. 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 mortgage advisor on 01652636587 to arrange an appointment.

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.

SKB Estates Limited T/A Lovelle Estate Agency

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.

Follow us on:



ENTRANCE 0.84m x 4.03m (2'10" x 13'2")

Entered through a half glazed composite door into the hallway, door to the dining room and a staircase to the first floor accommodation.

DINING ROOM 3.3m x 3.56m (10'10" x 11'8")

Great space to entertain guests and family in. Window to the rear elevation and an archway to the lounge.

LOUNGE 3.24m x 3.41m (10'7" x 11'2")

Bright lounge with a feature Adam style fireplace. Perfect for those cold winter evenings. Walk-in bay window to the front elevation.

KITCHEN 2.4m x 2.44m (7'11" x 8'0")

Range of wall and base units with contrasting work surfaces and tiled splashbacks. Stainless steel sink and drainer with a swan neck mixer tap. Inset electric oven and a four ring hob with an extraction canopy over. Space for a tall fridge freezer.

Window to the side elevation.

UTILITY ROOM 2.1m x 0.95m (6'11" x 3'1")

Plumbing for a washing machine and storage shelving.

UPVC door to the rear courtyard.

FAMILY BATHROOM 2.11m x 1.85m (6'11" x 6'1")

Three piece bathroom suite incorporating a bathtub with a mixer tap and a shower over, push button WC and a vanity wash hand basin with a mixer tap. Waterproof panelling throughout.

Window to the side elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM ONE *4.25m x 3.4m (13'11" x 11'2")*

Adam-style fireplace.

Window to the front elevation.

BEDROOM TWO *2.68m x 3.59m (8'10" x 11'10")*

Adam-style fireplace.

Window to the rear elevation.

BEDROOM THREE *2.39m x 2.43m (7'10" x 8'0")*

Window to the rear elevation.

OUTSIDE THE PROPERTY:**FRONT ELEVATION**

Fully enclosed by a low-rise brick wall with decorative railing. Low maintenance with a gravelled border.

REAR ELEVATION

Fully enclosed low maintenance courtyard. Creating a cosy feeling. Perfect to enjoy it on your own or to entertain family and guests.

(Shared rear passage to the front of the property)

DISCLAIMER

Within the meaning of the Estate Agents Act 1979, the seller of this property is an employee of Lovelle Estate Agency.

LOCATION

Kingston upon Hull, or simply shortened to Hull, is a port city and unitary authority area in the East Riding of Yorkshire, England. It lies upon the River Hull at its confluence with the Humber Estuary, 25 miles (40 km) inland from the North Sea. It is a tightly bounded city which excludes the majority of its suburbs; with a population of 275,401 (2024), it is the fourth-largest city in the Yorkshire and the Humber region. The built-up area has a population of 436,300.

BROADBAND TYPE

Standard- 14 Mbps (download speed), 0.9 Mbps (upload speed),
Ultrafast - 1000 Mbps (download speed), 1000 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Great,
Indoors - Great,
Available - EE, Three, O2, Vodafone.

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We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £24.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

