



Lamorna Avenue, Hull
Asking Price £130,000





KEY FEATURES

- Sough After Location
- Turn Key Ready
- Well Presented Mid Terrace Home
- Double Glazing
- First Time Buyer / Down Sizer
- Close To Many Local Amenities
- Garage
- Large West Facing Garden
- Extended Property
- EPC rating D



DESCRIPTION

Looking for your first step on the property ladder or downsizing? Look no further!

Step inside this property into the welcome porch, leading through to the ground floor where you will find the spacious reception room with bay windows to the front elevation allowing natural light to fill the room. A large extended kitchen fitted with an array of base and wall units complemented by contrasting worktops with a dining area. The cooker with six ring gas hobs and three assisted electric oven and a sink with drainer. With the under stairs cupboard for extra storage and the rear door leading to the west facing garden, perfect for those who wish to enjoy the evening sun. The property also has a new combi boiler which is less than 18 months old.

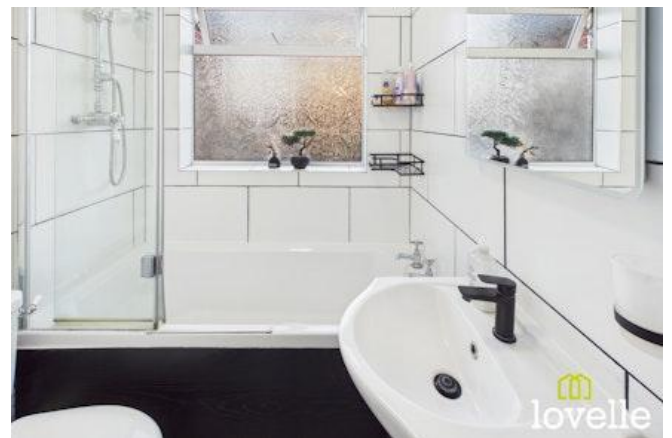
To the first floor accommodation you will find, two bedrooms, both with fitted wardrobes. The first bedroom has newly fitted mirrored wardrobes with the bay window to the front elevation. The second bedroom with fitted wardrobes creating storage space with the window overlooking the private garden.

The bathroom offering modern decor with a white and black finish. A bath with a water fall shower over, low level flush toilet, fitted basin with a black matte storage unit.

The property has newly fitted carpet throughout with loft access on the landing.

To the rear of the property is the low maintenance private west facing garden, with pavers arranged for the seating area, grass with shrubbery and pebble dash surrounding. With on street parking to the front and parking to the rear.

Do not delay call Lovelle and book your viewing today.





PARTICULARS OF SALE

Porch

1.58m x 0.65m (5'2" x 2'1")

Step inside the property into the entrance porch to the ground floor accommodation.

Hallway

1.05m x 0.94m (3'5" x 3'1")

Ground Floor

Reception Room

4.28m x 3.37m (14'0" x 11'1")

The spacious reception room offering large bay windows to the front elevation allowing for plenty of natural light flooding through, newly fitted carpets and a panel feature wall.

Kitchen / Diner

4.53m x 3.99m (14'11" x 13'1")

Through to the extended kitchen / dining area, with an array of base and wall units with contrasting worktops. Six ring gas hobs and three fan assisted electric ovens with an over head extractor fan. With a kitchen sink and drainer. There is the additional space for the dining area.

The understairs cupboard for extra storage before leading to the rear door into the west facing garden.

Bedroom One

3.96m x 3.36m (13'0" x 11'0")

The main double bedroom offering newly fitted carpets and a fitted mirrored wardrobe. With large bay windows to the front elevation allowing for plenty on natural light flooding through.

Bedroom Two

2.37m x 1.84m (7'10" x 6'0")

The second bedroom offers newly fitted carpets with a fitted wardrobe and the window over looking the private garden.

Bathroom

1.67m x 1.5m (5'6" x 4'11")

The family bathroom consisting of a low level flush WC, rainfall shower over bath, LED fitted mirror and sink with black matte finish cabinet.

Outside

To the front of the property is the low maintenance garden and on street parking with the added benefit of additional parking to the rear and a garage.

The rear west facing private garden consisting of a paved seating area, grass and shrubbery with a pebble dash surrounding.



Disclaimer

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

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 300300.

<https://www.hull.gov.uk/>

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.

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.

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.

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.

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.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾
57.7 m²
621 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.

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