



Burniston Road, Kingston upon Hull
Asking Price £210,000





KEY FEATURES

- End of Terrace
- Close to Several Schools
- Large Garage
- Off Road Parking
- Three Bedrooms
- Very Well Maintained
- Close to Local Shops
- Fully Modernised
- Two Reception Rooms
- Low Maintenance Garden
- EPC rating D



DESCRIPTION

We are very excited to present to the market this three bedroom, end-of-terrace family home on the popular Burniston Road off Bricknell Avenue, with off-road parking for two vehicles to the front and a garage to the rear.

Having been in the same ownership for the past 35 years this family home has been lovingly maintained and upgraded, with the highlights including -

The installation of an Ideal Vogue C32 combination boiler installed and all new central heating radiators, controlled via a HIVE system, in 2016 and serviced annually / Fully-tested and upgraded electrical circuits with a new consumer unit installed in 2016 / All windows were replaced with new units and frames in 2019, which includes the installation of a high-security, composite front door set & side windows / Flooring throughout the property renewed in 2020 / Custom-made, professionally fitted blinds were installed in 2025 / A full re-roof of the property was undertaken in 1999 with all gutters, down-pipes, fascias and soffits upgraded to PVC in 2009...to list only a few items of note...

As you walk through the entrance door you are welcomed into the light and airy Hallway, along with the space and the light you are greeted by a beautiful Mahogany staircase and Oak internal doors, high quality upgrades which add character and style to the property.

This property benefits from a conveniently placed and spacious ground floor W.C, fully-tiled and consisting of a close-coupled toilet, wall-mounted wash basin and two storage cupboards, there is wood effect flooring and a window to the side of the property.

From the Hallway you access the spacious Dining room; with a picture window to the rear, Oak-effect flooring and neutral decor the room has a modern feel and natural daylight to floods throughout. Contemporary glazed, Oak internal doors lead to the Kitchen at the rear and the Sitting room to the front.

The Sitting room is located to the front of the property, with a large walk-in bay window and neutral decor this is a bright and inviting place to relax. The room is carpeted in a natural colour and your eye is drawn to the natural flame fire, set atop of a marble hearth with an elegant Mahogany fire surround, installed in 2016 and serviced annually thereafter.

On into the well-equipped kitchen, which offers a mix of base and wall units and fully tiled walls, all installed in 2020. Space is provided for a larder fridge freezer, for a washing machine and a dishwasher. There is a five ring gas hob, a newly-installed double fan-assisted conventional oven, externally vented extraction and a walk-in larder cupboard for extra storage and the wood-effect flooring continues from the dining room.

Access to the private garden is from the kitchen where you will find the garage with power and lighting, professionally installed by Lidget Compton in 2009 this is a large garage offering excellent storage and the option to park a third vehicle.

The garden is designed to be low maintenance with paved patio areas and an expanse of artificial grass, it is secure and private with high-level timber fencing around the perimeter. There is a pedestrian gate to the rear providing access to the ten-foot behind and a further pedestrian gate to the front allowing access along the side of the property and to the front parking area. This outdoor area is a great place to relax and unwind and offers much scope for personalisation

To the first floor you will find three bedrooms and a family bathroom. The principle bedroom is spacious and bright with bay window to the front elevation and boasts fitted wardrobes.

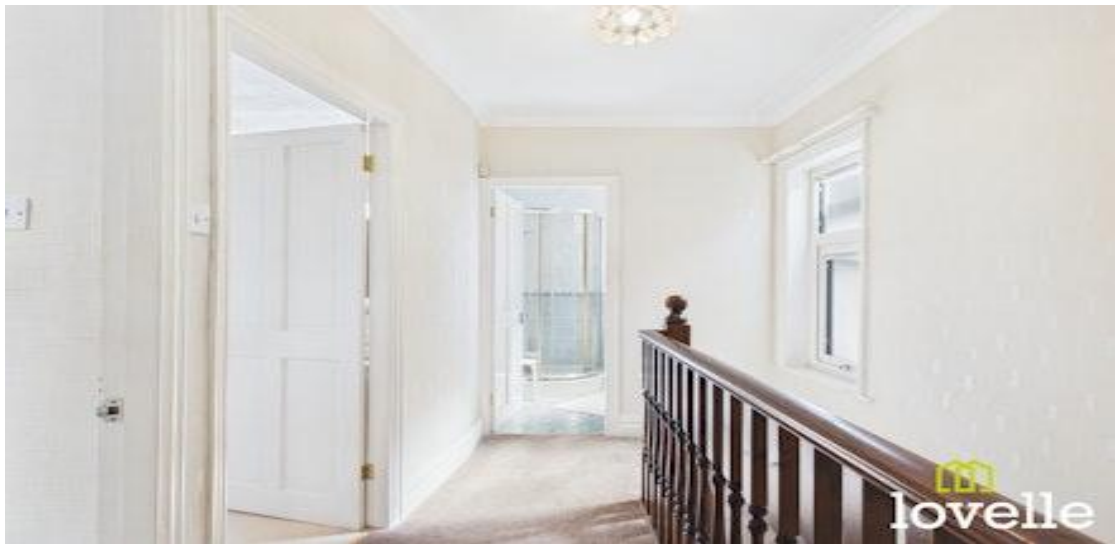
The second bedroom has a window to the rear of the elevation over looking the private garden and also offers fitted wardrobes.

The third bedroom is a generous single or home office and has an Oriel bay window to the front elevation.

The family bathroom is fully-tiled and offers a Thermostatic shower within a large corner cubicle, a over-size wash basin set within a vanity cupboard, a towel radiator and a close-coupled WC. There is a window to the side elevation and extraction.

To the front, the property sits handsomely behind a part paved and part gravelled garden with a low wall to the left-hand boundary, this forms the off-road parking and driveway for two vehicles.

The property benefits from being freshly decorated externally in 2025 and is presented in great order. There is a hard-wired intruder alarm system, the loft has been fully boarded and offers lighting for convenience. This property is a fantastic proposition for a first time buyer or young family and we expect interest to be significant because of all of the benefits listed above, together with the sought-after location!





PARTICULARS OF SALE

Entrance Hallway

3.95m x 1.71m (13'0" x 5'7")

Welcome into the light and airy hallway, along with the space and the light you are greeted by a beautiful Mahogany staircase which adds character to the property.

Sitting Room

4.68m x 3.24m (15'5" x 10'7")

A bright and spacious living room with a bay window to the front elevation. Flooded with natural daylight, making an excellent place to entertain or relax and featuring an elegant feature fireplace as the focal point.

Dining Room

3.97m x 4.17m (13'0" x 13'8")

At the centre of the ground floor accommodation and providing access to the sitting room and the kitchen through glazed Oak doors. This is a bright and airy room with neutral décor and Oak-effect flooring.

Ground Floor W.C.

1.79m x 1.51m (5'11" x 5'0")

A unusually spacious room, fully tiled for practicality. Comprising of a close-coupled toilet, a wall-mounted wash basin, a central heating radiator, two large storage cupboards and a window to the side elevation.

Kitchen

3.61m x 2.42m (11'10" x 7'11")

With dual aspect windows providing views out across the rear garden, having been fully upgraded and replaced in 2020. Offering a wide range of wall and base units in a Shaker style with solid wood worksurfaces, space is provided for a larder fridge freezer, a dishwasher and a washing machine. There is a newly installed double oven, gas hob and extraction over.

Bedroom One

4.6m x 3.09m (15'1" x 10'1")

The Principle bedroom is spacious and bright with a bay window to the front of the property and fitted wardrobes.

Bedroom Two

3.97m x 3.45m (13'0" x 11'4")

A generous double bedroom with a window to the rear of the property, overlooking the garden and also offering fitted wardrobes.

Bedroom Three

2.82m x 1.75m (9'4" x 5'8")

A generous single bedroom, nursery or home office, with an Oriel bay window to the front of the property.

Bathroom

1.9m x 1.72m (6'2" x 5'7")

Fully-tiled and benefitting from a Thermostatic shower within a large corner cubicle, a large wash basin set within a vanity cupboard, a close-coupled W.C and a towel radiator. There is a window to the side elevation and extraction.



Outdoor Areas

To the rear is a low maintenance, private garden offering two paved patio areas and a large area laid to artificial grass. There is a spacious garage which has been professionally installed and offers power and lighting and is accessed via the Ten-foot, providing off-road parking for one vehicle. The rear garden is secured by high timber fencing, there is a pedestrian gate to the rear providing access to the Ten-foot and a further gate to the front of the garden leading to the side and front of the house.

To the front of the property is a paved and gravelled area providing off-road parking for two vehicles, with a paved area leading down the side of the property and to the rear garden. There is a low wall to the left boundary and the front of the property is beautifully presented and well-maintained.

TENURE

The tenure of this property is Freehold.

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/>

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.

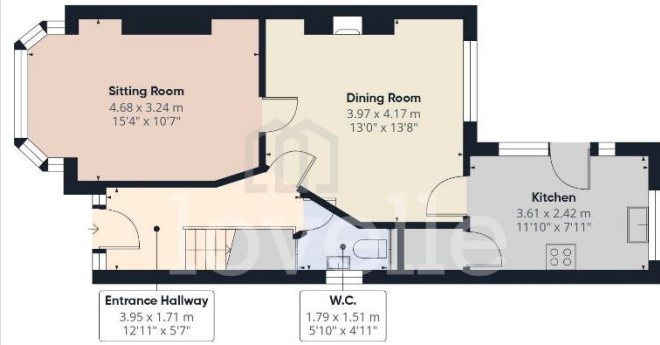
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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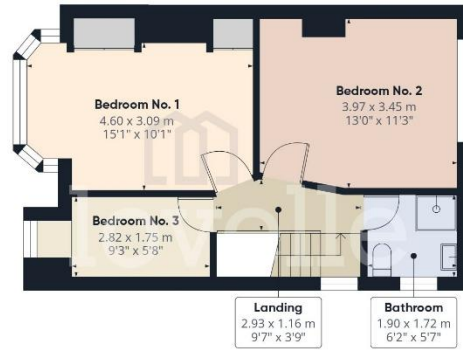


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
108.5 m²
1169 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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