



Dorset Street, Kingston upon Hull  
Offers over £55,000

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lovelle



## KEY FEATURES

- No chain
- Two bedrooms
- Private garden
- Lounge
- Kitchen diner
- Close to amenities
- Transport links
- Close to schools
- First time buyers
- Investors
- EPC rating D

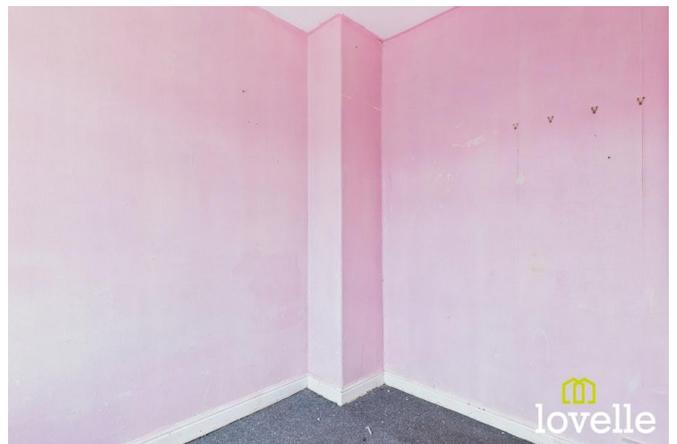
## DESCRIPTION

Lovelle are pleased to present this excellent opportunity in a popular location, perfect for first time buyers who fancy a project or investors. Offered with no chain this two bedroom end terrace.

As you enter the property through the private front door you are greeted into a generous lounge with dual windows to the front elevation offering natural light. Next enter the kitchen diner with window into the rear enclosed courtyard garden. Stairs lead to the first floor whilst a rear hallway leads to the house bathroom. The bathroom features a three piece suite comprising of bath, hand basin and low flush toilet.

To the first floor are two generous bedrooms, one to the front elevation and one to the rear. The bedroom to the front has dual windows providing natural light. The bedroom to the rear features a window overlooking the courtyard and over stairs storage housing the boiler.

To the rear of the property is an enclosed courtyard



## PARTICULARS OF SALE

### Lounge

4.27m x 3.53m (14'0" x 11'7")

Enter through a private front door into the lounge. Dual windows to the front elevation. Door leading to kitchen diner.

### Kitchen diner

4.24m x 3.54m (13'11" x 11'7")

A mix of base and wall units and stainless steel sink. Window to rear elevation. Stairs leading to first floor. Door to rear hallway.

### Hallway

1.03m x 1.59m (3'5" x 5'2")

Access to the rear bathroom. Access to the rear enclosed courtyard.

### Bathroom

2.51m x 1.62m (8'2" x 5'4")

Featuring a bath, hand basin and low flush toilet.

### Bedroom

3.43m x 3.52m (11'4" x 11'6")

A generous bedroom with dual windows to the front elevation.

### Bedroom

2.9m x 2.64m (9'6" x 8'8")

A generous bedroom with window to the rear elevation. Storage cupboard housing the boiler.

### Outside

An enclosed rear courtyard offering outdoor space to enjoy and relax.



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## TENURE

The tenure of this property is Freehold.

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## SERVICES

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## LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of 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

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.

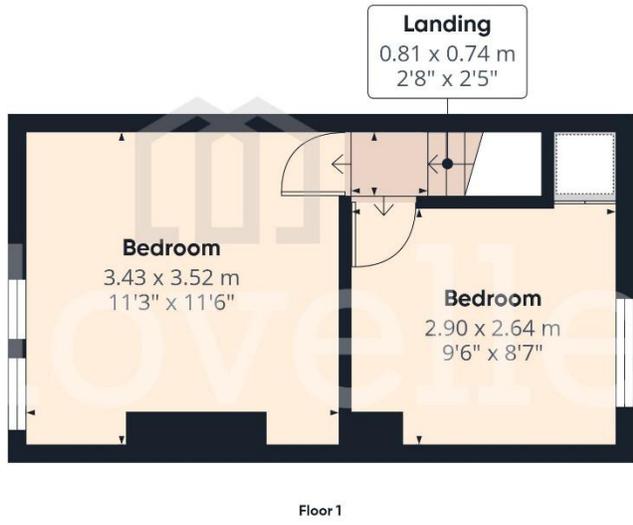
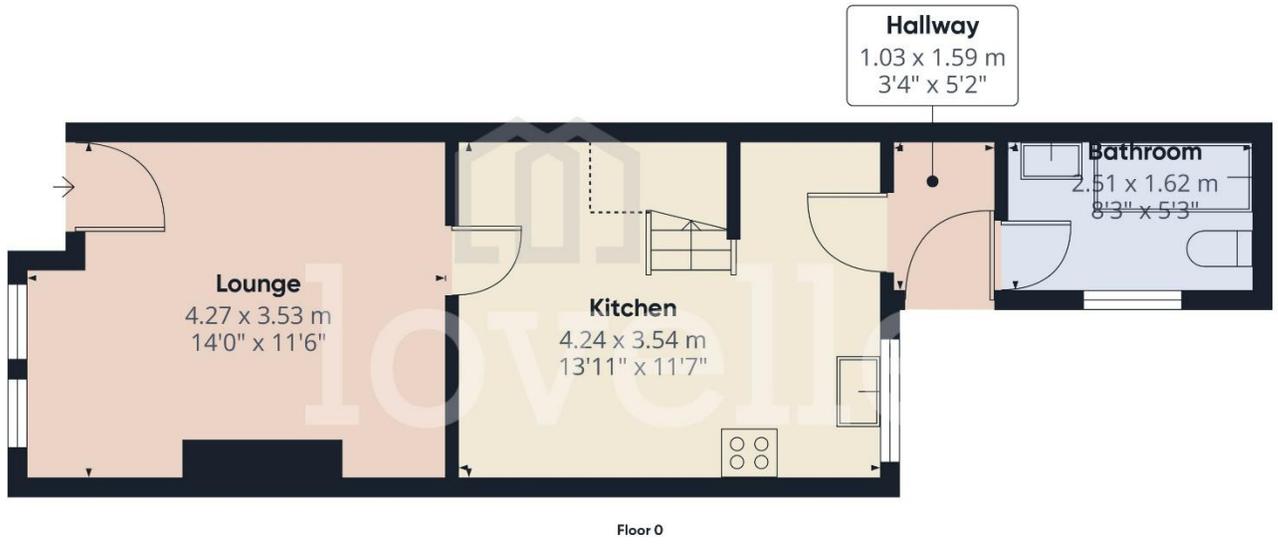
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



**Approximate total area<sup>(1)</sup>**  
54.2 m<sup>2</sup>  
583 ft<sup>2</sup>

**Reduced headroom**  
1.5 m<sup>2</sup>  
16 ft<sup>2</sup>

(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.

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