staniford grays

21 Kingsley Avenue, Hull, HU9 3HL

Offers Over £199,950

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- CHARACTER BAY FRONTED HOME
- SPACE TO SECOND FLOOR
- CONVENIENT SETTING
- FULLY MODERNISED
- VIEWING ADVISED
- EXTENDED AND IMPROVED LAYOUT
- DRIVEWAY PARKING
- READY TO MOVE IN LIVING
- TRADITIONAL STYLING WITH MODERN FLOURISHES

A superb example of a modernised and extended family home coming ready for immediate occupation. Offering a genuine blend of traditional styling with a number of modern improvements offered.

The deceptively spacious living comes suited for a number of applicant profiles with the benefit of a versatile space to the second floor level (non-conforming) and a private plot position, being one of the most tastefully and well specified homes in the immediate setting.

The heart of the home remains a fully open plan Lounge Dayroom with an abundance of natural daylight flooding through the bay windows and French doors.

The versatile layout comprises; Entrance Hallway, Bay fronted Reception Lounge open plan to Dining Area, Kitchen, Utility/Cloakroom W.C. To the first floor level are two Double Bedrooms and a Third Bedroom with a well appointed Bathroom with a fixed staircase to the second floor area.

The rear garden remains a key selling feature given the privacy and size with the benefit of front and side drive for parking.

Given the attention to detail, styling and generous room sizes throughout, this family home is invited for further inspection.

GROUND FLOOR

ENTRANCE HALLWAY
A welcoming entrance to this traditionally styled character bay fronted family home, having been improved and modernised throughout, all within an extended format of living space.
Accessed via a composite style entrance door via storm porch, staircase approach to first floor level with balustrade and spindles, laminate to floorcoverings, oak hardwood internal doors, wall mounted alarm console, deep understairs storage cupboard. Access to...

RECEPTION LOUNGE / DINING ROOM
Offering open plan living space and being versatile in its usage, a large room consisting of...

RECEPTION LOUNGE AREA 11'6" x 11'9" (3.52 x 3.60)
A dedicated lounge area with uPVC double glazed window to front elevation, a number of traditional features include deep coving and skirtings, a central focal point provided via gas fire with oversize hearth and feature surround, laminate to floorcoverings, feature cast iron radiators, wall panelling, open plan through to...

DINING AREA 12'7" x 10'7" (3.86 x 3.24)
With uPVC double glazed French doors set into window surround, providing excellent levels of natural daylight and boasting full garden views, shelved recesses, suitably sized to accommodate dining table, laminate to floorcoverings, wall panelling, ceiling rose.

BREAKFAST KITCHEN 20'1" x 7'1" (6.13 x 2.17)
Fitted in a Shaker style, with a wealth of food preparation areas, wall and base units with contrasting hardwood work surfaces, dedicated breakfast bar area, feature horizontal and vertical wall tiling, a number of integrated appliances include gas hob, concealed extractor canopy, mid-level double oven, integrated dishwasher and fridge freezer, porcelain 1.5 bowl sink with feature mixer tap, uPVC double glazed window to side elevation, plate rack, wine rack, sliding door to rear patio terrace. Leads to...

UTILITY AREA / CLOAKROOM/ W.C 7'2" x 6'0" (2.19 x 1.85)
With privacy window to rear, inset basin to storage unit, low flush w.c, feature tiling, plumbing for washing machine and dryer.

FIRST FLOOR

LANDING
With uPVC privacy window to side elevation, providing access to three bedrooms and house bathroom, staircase approach to second floor level.

BEDROOM ONE 13'9" x 10'4" (4.21 x 3.15)
With uPVC double glazed window to the rear elevation, space for freestanding bedroom furniture.

BEDROOM TWO 12'9" x 11'2" (3.90 x 3.42)
With uPVC double glazed window to front elevation, picture rail, space for freestanding bedroom furniture.

BEDROOM THREE 7'5" x 6'11" (2.28 x 2.11)
With uPVC double glazed apex window to the front elevation, could be used as home office, third bedroom or nursery.

HOUSE BATHROOM 7'1" x 6'11" (2.16 x 2.11)
Immaculately appointed with four piece suite including panelled bath with centrally mounted mixer tap and showerhead, inset basin to vanity unit, low flush w.c, self contained shower cubicle, feature pearlescent tiling to majority splashbacks with border inlay detail, splashboarding to shower area, heated towel rail, emergency exit uPVC privacy window to rear.

SECOND FLOOR AREA 14'11" x 14'0" (4.56 x 4.29)
Offering a wealth of opportunity depending on a purchasers needs and requirements, with Velux rooflights, full power and lighting, eaves storage space, serving as an additional non-conforming space.

OUTSIDE
Kingsley Avenue remains conveniently positioned, looking to take advantage of all the service and amenity provision that the Holderness Road area has to offer.
The immediate property boasts a pleasant street scene of similarly styled bay front semi-detached homes, with the subject dwelling having been fully remodelled internally.
A low level wall borders the front boundary perimeter, offering ample parking space to the front and side of the property. Gated side access opens to a delightful and secluded rear garden area, with brick sett patio extending from the building footprint, laid to lawn grass section, raised decked terrace and space for shed or additional storage, boarded fencing to full perimeter boundaries with no overlooking.
Given the attention to detail throughout and program of modernisation comes recommended for further internal inspection.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull City Council tax band is 'B'.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

MORTGAGE CLAUSE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

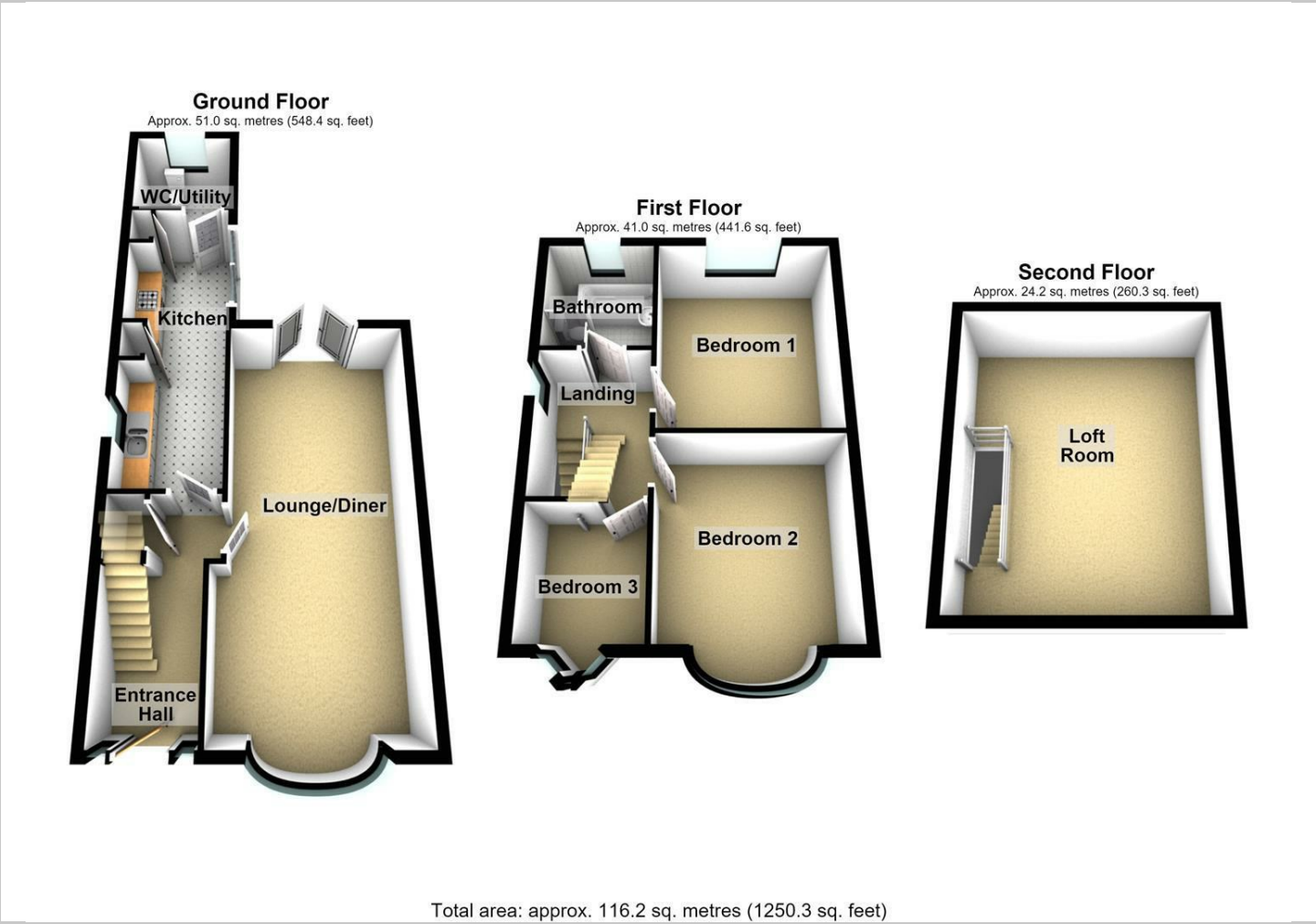
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

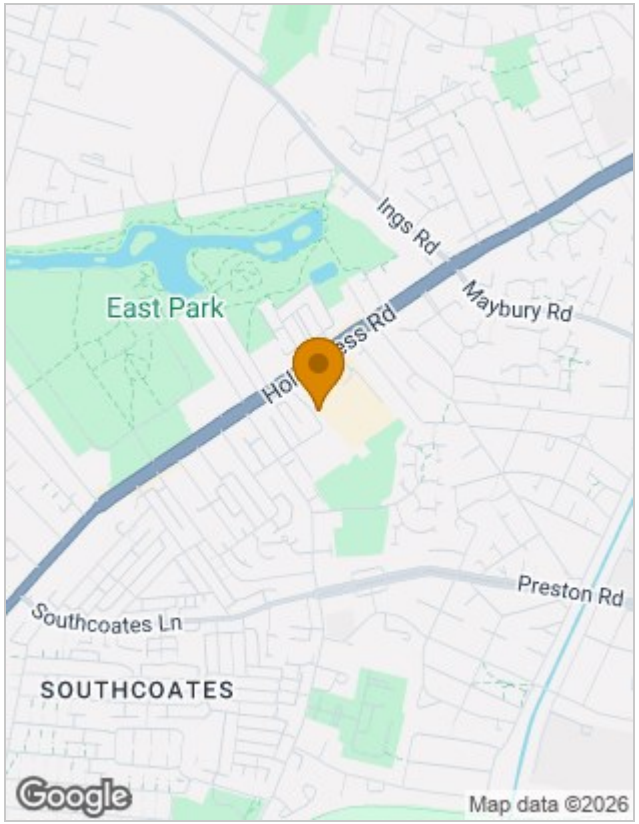
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

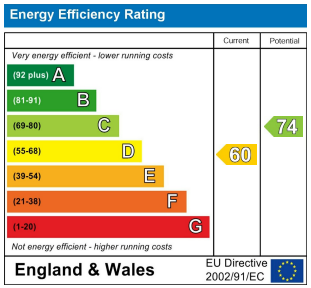
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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