

Maytree Avenue, Hull
Guide price £190,000





KEY FEATURES

- Excellent Refurbishment Project!
- Family Home!
- Spacious Semi-Detached Property
- Three Good Sized Bedrooms
- Ample Living Accommodation
- Three Reception Rooms
- Prime Location
- Close to Amenities
- 111 Square meters
- EPC rating D



DESCRIPTION

Lovelle are proud to present to the market, this three-bedroom semi-detached home in the heart of Garden Village, on Maytree Avenue, close to schools and amenities. This property offers an excellent opportunity for those seeking a spacious residence in a prime location. With a total internal area of approximately 111 square meters, the property features three well-proportioned bedrooms, providing comfortable accommodation suitable for a variety of households. There are two bathrooms, one been an en-suite, promoting convenience and ease.

Step inside the spacious hallway you will find access to two living rooms contributing additional flexibility for living or entertaining, allowing the space to suit lifestyle needs. With a spacious dining room leading into the main reception room, a snug, kitchen, utility room and WC. This property offers plenty of space.

The main living room offers a gas fire with windows to the front elevation and the dining room separated by wooden glass doors, with the snug at the rear overlooking the private garden.

The kitchen offering a range of base and wall units with wooden effect worktops, electric cooker and a four-ring gas hob. With the archway leading into the dining room.

A WC and utility room to add to the property's appeal creating additional space.

To the first floor, there are three good sized bedrooms, one bedroom with an ensuite and a family bathroom.

The private garden presents a welcome extension to the living environment, ideal for outdoor relaxation, recreational activities, or gardening pursuits. On-street parking is available, in addition to the private front garden surrounded by trees and greenery.

Do not delay, call Lovelle and book your viewing today! Must be seen to appreciate this hidden gem!





PARTICULARS OF SALE

Hallway

Step inside this spacious hallway you will find access to two reception rooms, a dining room, snug, kitchen, WC and utility room! To the first floor is the three bedrooms, one with an en-suite and family bathroom.

Reception Room

3.61m x 3.06m (11'10" x 10'0")

The first reception room to the front of the property, offering a gas fire, windows to the side and front elevations.

Reception Room

4.23m x 3.34m (13'11" x 11'0")

The second reception room is large and spacious, with glazed wooden doors separating from the dining room. There is a gas fireplace and windows to the front elevation.

Dining Room

3.66m x 3.05m (12'0" x 10'0")

A spacious dining room, just off the kitchen and tucked in-between the snug and reception room.

Snug

2.59m x 1.76m (8'6" x 5'10")

There is a snug at the rear overlooking the private garden, with glazed wooden doors separating from the dining area.

Kitchen

4.22m x 2.25m (13'10" x 7'5")

The kitchen offering a range of base and wall units with wooden effect worktops, electric cooker and a four-ring gas hob. With the archway leading into the dining room.

Utility Room

1.76m x 1.35m (5'10" x 4'5")

A good-sized utility room at the rear of the property, with a large window to the side elevation.

WC

1.11m x 1.19m (3'7" x 3'11")

With low flush WC, wash hand basin and window to the side elevation.

Bedroom One

4.27m x 3.34m (14'0" x 11'0")

Spacious bedroom with fitted wardrobes and large windows to the front elevation.

Bedroom Two

3.83m x 2.93m (12'7" x 9'7")

Another good-sized bedroom, with an ensuite. The bedroom is at the rear overlooking the private garden.

En-Suite

2.31m x 1.22m (7'7" x 4'0")

The en-suite with a shower, WC, basin and mirror.

Bedroom Three

3.33m x 2.12m (10'11" x 7'0")

With window to the rear elevation.



Bathroom

3.05m x 2.13m (10'0" x 7'0")

A spacious bathroom, offering a low flush WC, wash hand basin, bath with shower over and window to the front elevation.

Outside

To the front of the property is a private garden with trees and shrubbery, there is also off-street parking. To the rear of the property is a good size private garden, there is a shed along with shrubbery and trees.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

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:-

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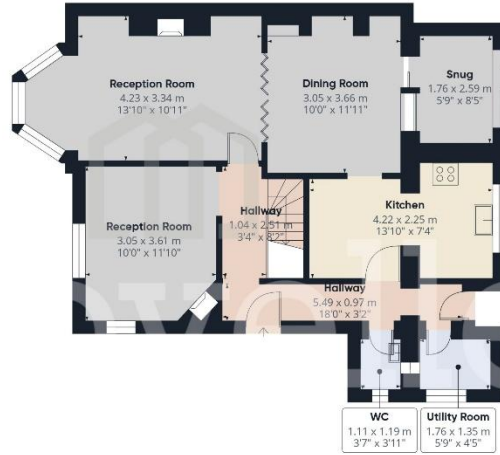
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

111 m²
1195 ft²

Reduced headroom

0.6 m²
7 ft²

(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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