



Wright Street, Kingston upon Hull  
Asking Price £100,000





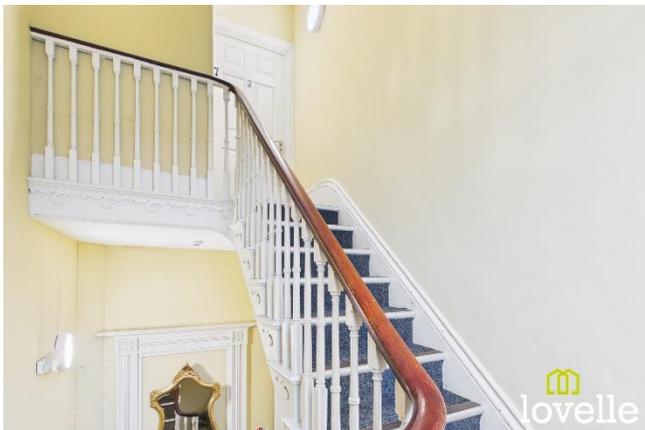
  
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## KEY FEATURES

- No Chain
- Two Double Bedrooms
- City Centre Location
- Top Floor Duplex Apartment
- Two Ensuite Bathrooms
- Open-plan Living
- Fabulous Period Features
- High Specification Furnishings
- Spacious Rooms
- Great City Views
- EPC rating: F



  
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## DESCRIPTION

This top floor, duplex apartment offers a modern and luxurious living environment, peppered with period features and set within a fabulous Georgian Town House.

Situated within the Georgian Quarter of Kingston Upon Hull, this amazing apartment delivers a layout designed for comfort and convenience and does this in style!

A perfect first home, a wonderful buy-to-let investment opportunity or a stylish residence for professionals working in the City Centre or commuting out of the City.

On entering the property you are immediately greeted by Georgian period features, a light and bright colour palette, an abundance of natural daylight and beautiful natural Oak flooring...a theme which continues throughout this wonderful apartment!

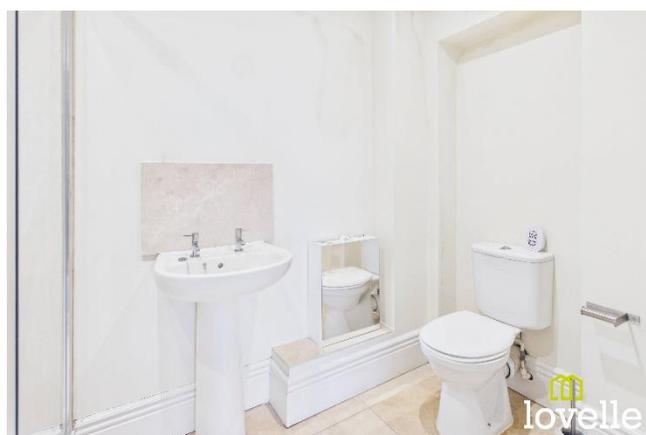
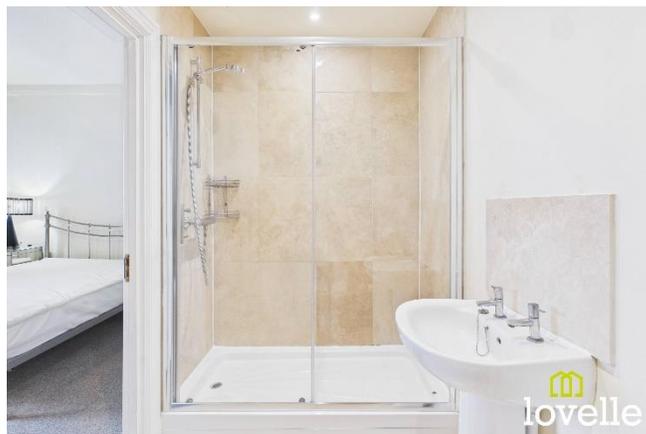
From the entrance hall you are led into an open-plan living room, this is a bright and airy reception area creating a versatile environment for relaxation and dining. There are period Georgian features juxtaposed with a very modern colour palette, natural Oak flooring and an architectural statement-piece spiral staircase, leading up to the principal suite. There is a large sash window allowing daylight to flood into the room and providing fantastic city-scape views, there are integrated Hi-Fi speakers within the ceiling, stunning plasterwork cornicing and ceiling rose adorn the ceiling and custom-made Venetian blinds dress the window...this fabulous room then opens up further into the spacious kitchen.

The open-plan kitchen diner is fitted with a range of ultra-modern, high-gloss wall and base units with stone-effect work surfaces atop. Warm pastel-coloured wall tiling forms an inviting splashback and adds a splash of colour. There is an array of integrated appliances including a larger fridge-freezer, a fan-assisted electric oven, a halogen four-ring hob with extraction hood over, washing machine and a dishwasher. The sash window provides views across the City Centre and is finished with custom-made venetian blinds.

From the kitchen is a boiler cupboard which could be racked-out to form a convenient laundry airing room.

To the rear of the main floor and back through the entrance hall you will find Bedroom No. 2, this is a generous double bedroom also benefitting from excellent proportions and period features. There are high ceilings, a period sash window with Georgian window boxing floods the room with natural daylight and there is a well-appointed ensuite bathroom.

The ensuite bathroom offers space and style with a three-piece suite comprises of a close-coupled W.C, a large pedestal wash basin and a large walk-in shower cubicle with a MIRA thermostatic shower. The suite is finished in brilliant white





## PARTICULARS OF SALE

### Entrance Hallway

2.62m x 2.91m (8'7" x 9'6")

Initially you enter the main building into a shared hallway, there are stairs up to the top landing as this apartment occupies the top two floors of the building. There is a private front door which leads into the apartment and a spacious entrance hallway.

### Living Dining Room

3.4m x 4.89m (11'2" x 16'0")

A generous open plan room offering contemporary living, with windows overlooking the front elevation. A spiral staircase leads to the Principal Suite above and an open archway opens up into the spacious kitchen dining area.

### Kitchen

2.87m x 3.5m (9'5" x 11'6")

The kitchen diner features a range of stylish base and wall units in high-gloss white with contrasting worksurfaces and colourful splash back tiling. This well-equipped kitchen offers a range of integrated appliances that are not tested. A utility room houses the hot water system, which could be fitted-out as an airing cupboard.

### Bedroom No. 2

4.17m x 2.99m (13'8" x 9'10")

A generous double bedroom with high ceilings, period features a large window to the rear elevation and a wonderful ensuite bathroom.

### Ensuite Bathroom

2.53m x 1.51m (8'4" x 5'0")

Featuring a three-piece suite comprising of a large walk-in shower, close-coupled W.C and pedestal wash basin. Beautifully finished in bright white porcelain sanitaryware, Chrome fittings, Travertine stone tiling and complimented by down spotlights, a Chrome towel radiator and extraction.

### Principal Suite

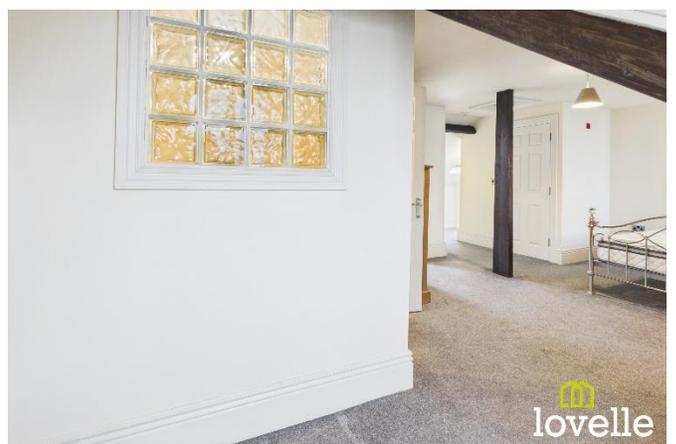
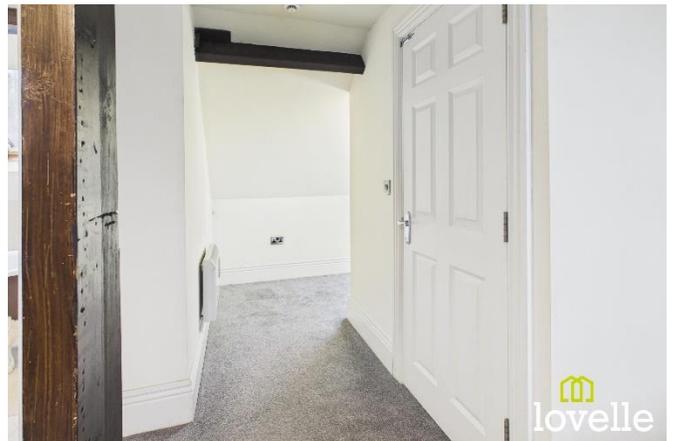
6.51m x 4.25m (21'5" x 13'11")

The principle suite occupies a floor of its own floor and features roof windows to the front and rear elevation of the building. This spacious room provides a dressing area and period features and a door leads to a spacious ensuite bathroom. A further door acts as a fire escape and leads to a separate stairwell, with its own access to the shared entrance hall.

### Principal Ensuite

3.87m x 2.97m (12'8" x 9'8")

This large and luxurious bathroom features a wonderful four-piece suite comprising of a freestanding roll-top bath, a walk-in shower, a close-coupled W.C and a pedestal wash basin with mixer tap. The room is mainly tiled in Travertine stone, there are two large Velux roof lights flooding the room in natural daylight and the bright white sanitaryware as complimented by bright chrome fittings.



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## TENURE

The tenure of this property is Leasehold.  
The remaining term of the lease is 107 years

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## SERVICE CHARGE

T.B.C by the vendor

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## 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/>

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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

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## A&C Homes Limited T/A Lovelle Estate Agency

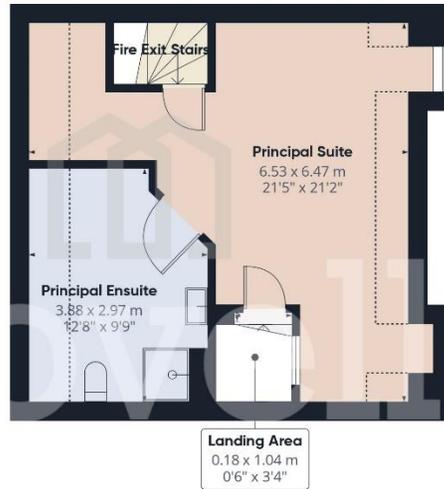


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

# FLOOR PLANS



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

88.9 m<sup>2</sup>  
957 ft<sup>2</sup>

**Reduced headroom**

8 m<sup>2</sup>  
86 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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