

Westcott Street, Kingston upon Hull
Asking Price £160,000





KEY FEATURES

- Close to Several Schools
- Close to Main Shopping Areas
- Close to Parks and Leisure Facility
- Large Rooms
- Three Bedrooms
- Fully Double Glazed
- Two Bathrooms
- Excellent Transport Connections
- Private Garden
- Loft Storage Area
- EPC rating: T.B.C



DESCRIPTION

This generously-proportioned family home boasts two large reception rooms, three good sized bedrooms, two bathrooms & a spacious private garden. Having been in the same ownership for the last 20 years it is well presented & has benefitted from a programme of upgrades & ongoing maintenance which includes but is not limited to; modern double glazing units installed throughout, all rooms being fully replastered, all timberwork being replaced, replacement uPVC fascias soffits & rainwater goods, a replacement kitchen & the recent installation of a ground floor bathroom & first floor shower room.

The spacious sitting room features high ceilings & a large walk-in bay window which floods the room in natural daylight, it is open-plan to the Dining room which benefits from a glazed door directly out to the paved patio, an understairs storage cupboard & a door out to the entrance hallway. Both rooms are laid to wood-effect laminate flooring, the decor is modern & neutral and both rooms have been fully replastered.

The kitchen is bright & airy and flooded with natural daylight from the large picture window, there is a range of modern wall & base units in White high-gloss with Oak-effect works surfaces over. The appliances include a fan-assisted electric oven, a four ring gas hob with extraction over, an integrated larder fridge freezer & a double-bowl sink with drainer & mixer tap, space has been provided for a washing machine and dishwasher. The room is mainly tiled with White chamfered brick tiles to the walls & slate-style tiles to the floor.

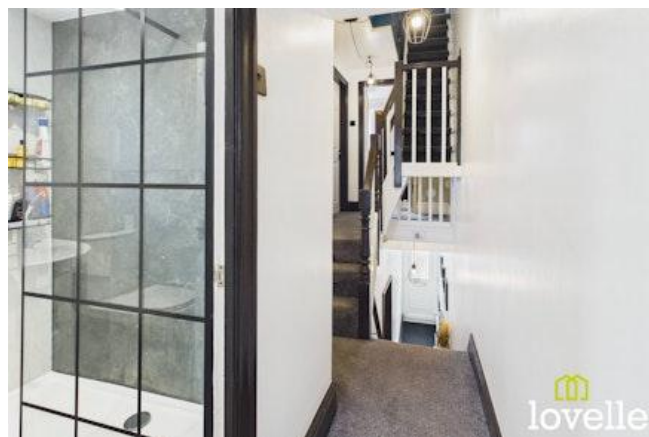
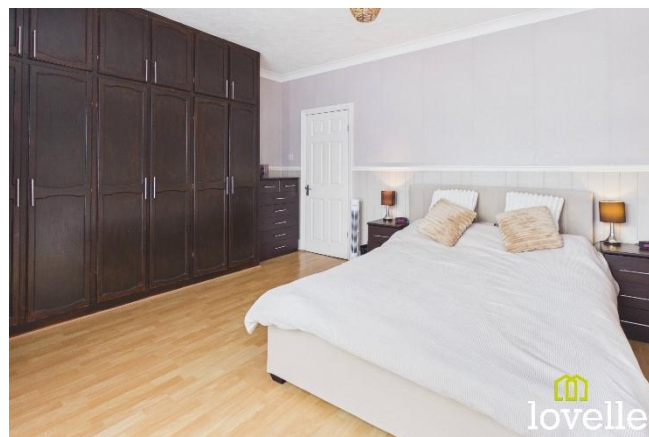
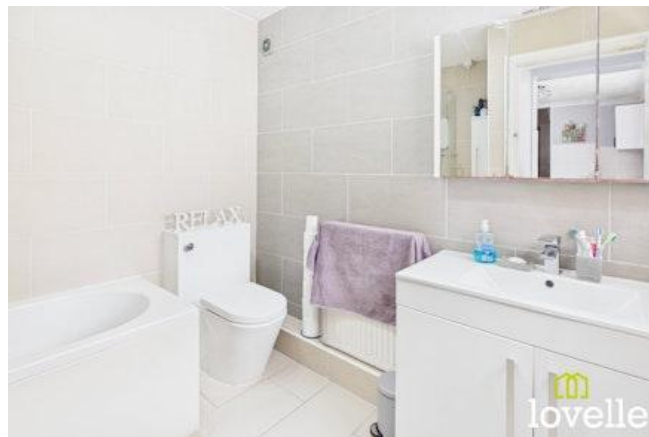
There is a recent extension to the rear of the property where you will find the rear lobby & a ground-floor bathroom. The rear lobby provides coat & boot storage & a glazed uPVC door out to the private rear garden. The bathroom is bright, stylish & fully tiled. It offers a modern, three-piece suite comprising of a large P-Shape bath with an electric shower over & a glass shower screen, a large wash basin set within a convenient storage unit, a mirrored vanity wall unit over, a close-coupled W.C & a large wall unit for additional storage.

Up to the first floor & you will find a spacious, split-level central landing which provides access to all rooms. There is a large principle bedroom with a walk-in bay window & a range of fitted bedroom furniture to the front of the property, a further double bedroom with fitted wardrobes is located in the centre of the first floor, there is a newly installed bathroom & a generous single bedroom is to the rear of the property, all offering versatile accommodation.

The family bathroom is elegantly styled & is flooded with natural light. It comprises of a large walk-in cubicle with a full-height glass screen & electric shower, a closed-coupled W.C & a pedestal wash basin, all beautifully finished with wall panelling and with slate tiling to the shower cubicle area.

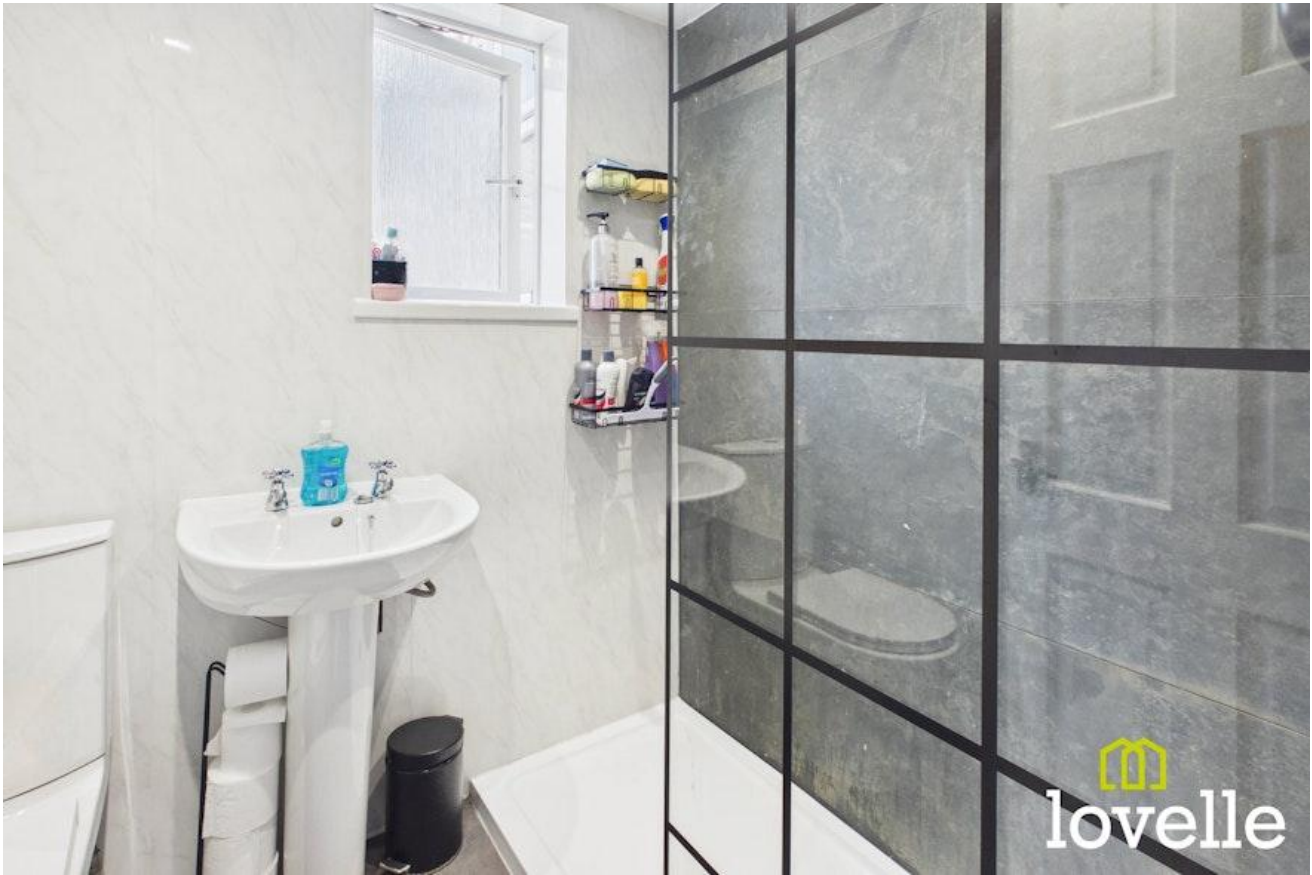
There is no shortage of storage in this property, there is a large loft area which is accessed by a fixed staircase which benefits from power, lighting & a Velux roof window. This storage area has also been lined & plastered, there is a central heating radiator and the area is laid to carpet. From here is further eaves storage both to the front & rear of the property.

Outside & to the rear of the property is a spacious, private garden which is laid to resin and hardstanding. It is West-facing so benefits from direct sunshine for most of the day. There is power and lighting & a timber Pergola to the rear of the garden which has a roof covering, allowing this seating area to be used in all weathers. To the front of the property is a low-maintenance gravelled garden, a traditional brick wall borders the pavement & there is a wrought iron pedestrian gate.



This property benefits from a recently serviced Ideal boiler, high ceilings & large sash-style double glazed windows ensure the whole property is flooded with natural daylight. This is a classically traditional property, yet it is modern in feel & is very appealing, it has provided a wonderful family home for many years & is now ready for its next owner to move in & unpack.

Located in the popular Southcoates Ward only a few moments walk from Holderness Road, East Park, Westcott School & Woodford Leisure Centre. This period mid-terrace property is an exciting new addition to the market!



PARTICULARS OF SALE

Hallway

4.04m x 0.87m (13'4" x 2'11")

A bright and airy hallway leading to two ground floor reception rooms, with timber stairs leading to the first floor accommodation. Laid to wood-effect laminate flooring, there is a central heating radiator and a uPVC glazed door to the front garden.

Open-Plan Sitting & Dining Room

7.53m x 3.66m (24'8" x 12'0")

A bright & spacious open-plan room with light & neutral décor. A large bay window to the front elevation & a glazed door to the rear of the property provides natural daylight in abundance & views over the front & rear gardens. Laid to wood-effect laminate flooring, there are two central heating radiators & access to an understairs storage cupboard.

Kitchen

3.92m x 2.48m (12'11" x 8'1")

Modern, bright & spacious; this kitchen offers a range of base & wall units, featuring wood-effect worksurfaces, integrated appliances & a large picture window. There is a rear lobby with cloak & boot storage, a central heating radiator, a uPVC glazed door leads to the rear garden & there is a further door to the ground floor bathroom.

Ground Floor Bathroom

2.53m x 2.42m (8'4" x 7'11")

Stylish & spacious, fully tiled & offering a 3-piece suite with a shower over the bath. There is ample storage, extraction, a central heating radiator & a window to the side elevation.

Central Landing

4.48m x 1.53m (14'8" x 5'0")

A spacious, split-level landing area providing access to the first floor accommodation & a fixed staircase leads to the loft storage room. Laid to carpet & offering light & modern décor.

Bedroom No. 1

3.5m x 4.25m (11'6" x 13'11")

A large & spacious bedroom with a walk-in bay window to the front elevation. Laid to wood-effect laminate flooring, with a range of fitted wardrobes & a central heating radiator.

Bedroom No. 2

3.43m x 2.58m (11'4" x 8'6")

A spacious double bedroom with a large window overlooking the rear garden, there is a fitted wardrobe, the room is laid to carpet and there is a central heating radiator.

Bedroom No. 3

1.88m x 2.49m (6'2" x 8'2")

A generous single bedroom to the rear of the property with a large sash-style window overlooking the private rear garden. Laid to carpet & with a central heating radiator.

Family Bathroom

1.9m x 1.65m (6'2" x 5'5")

A recently installed & modern-styled bathroom offering a close-coupled W.C., a large walk-in shower cubicle with full-height glass screen, a pedestal wash basin, Slate-effect tiling & wall panelling & a matt-black towel radiator.



Loft Storage Room

4.16m x 3.33m (13'7" x 10'11")

A large loft storage area accessed by a fixed staircase, laid to carpet and having being lined and plastered. There is power & lighting, a central heating radiator & a Velux roof window for natural light. There are two doors providing access to eaves storage at the front & rear elevations.

Rear Garden

Spacious and private with high timber fencing to the full perimeter, laid to hard standing & resin. There is pedestrian access to the rear leading out to Wordsworth Street.

Front Garden

A low-maintenance garden laid to gravel & behind a traditional brick wall, with a wrought iron pedestrian gate to the front pavement.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: A

This property falls within the geographical area of Kingston Upon Hull City Council - 01482 300300.

<https://www.hull.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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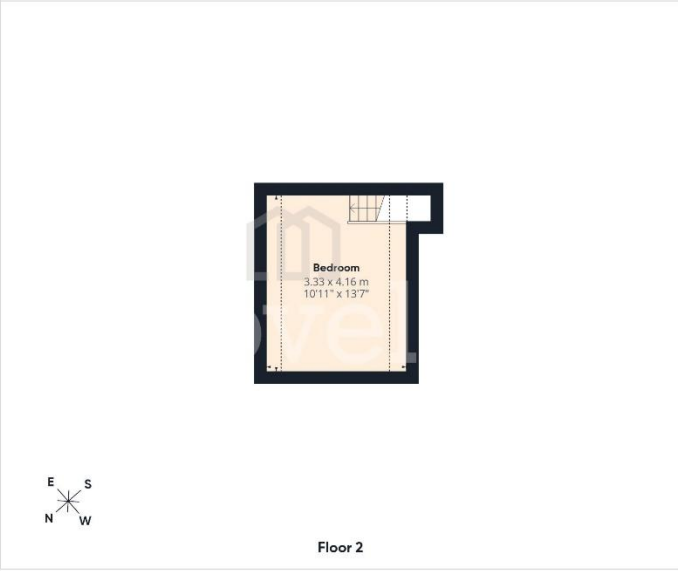
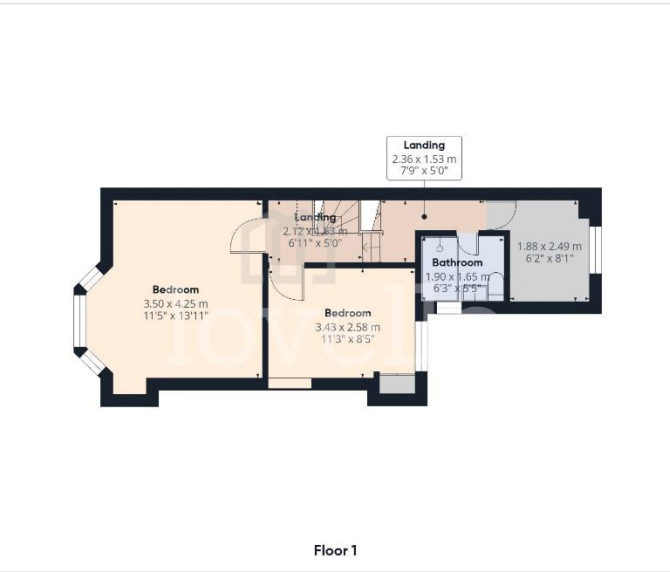
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS




Approximate total area⁽¹⁾

99.9 m²
1076 ft²

Reduced headroom

3 m²
32 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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