



Thirlby Walk, Kingston Upon Hull  
Asking Price £150,000





### KEY FEATURES

- Stunning Mid Terrace Property
- Excellently Presented
- Three Bedrooms
- High Spec Kitchen with Integrated Appliances
- Recently redecorated and re-carpeted
- South Facing Garden
- Fabulous Garden Room
- Out Building
- Close to Schools
- Close to amenities
- EPC rating C



## DESCRIPTION

On approaching the property you are presented with the high level of maintenance it benefits from, recently installed high-security composite front door and the freshly landscaped front garden set the scene for the finish you are about to experience within.

The program of renovation and upgrade works continues internally which can be fully appreciated upon viewing, the current owners' eye for detail and high quality of finish sets this property above others on the market.

You enter the property through a welcoming hallway that has been recently redecorated, it provides access to the sitting room and stairs to the first floor accommodation.

The sitting room is spacious and airy and features a large window to the front which floods the room in natural daylight, your attention is immediately drawn to the feature fireplace, the colour palette is neutral and calming, there are glass panelled Oak doors leading to the entrance hall and also to the kitchen and there is an under-stairs storage cupboard.

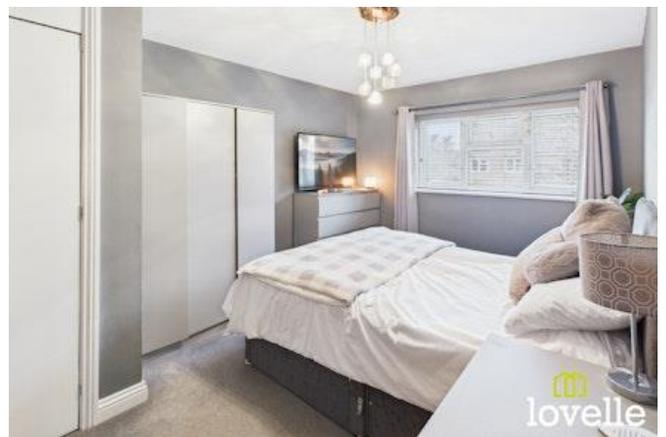
The neutral and inviting colour palette continues through into the kitchen, this recently installed, high specification kitchen offers a extensive range of wall and base units in white high gloss with Beech-effect work surfaces. There is a four-ring halogen hob with extraction over, a high-level fan assisted electric oven, integrated dishwasher, integrated washing machine and integrated fridge freezer. The chamfered, brick-style tiled splash back finishes this stunning kitchen perfectly!

You enter the first-floor accommodation via a spacious and bright central landing area, wall panelling continues up from the entrance hall, all internal doors have been replaced with beautiful, modern, Oak panelled doors.

There is a spacious double bedroom, two generous single bedrooms and a well-equipped family bathroom, all rooms have been recently redecorated to a high standard.

The principal bedroom is to the front of the property, it is a spacious double with fitted wardrobes. Bedroom No. 2 is to the rear of the property, it is a generous single and benefits from a fitted wardrobe. Bedroom No. 3 is to the front of the property it is also a generous single and benefits from a fitted wardrobe.

The refurbished bathroom offers a contemporary suite comprising of a W.C and wash basin set within a stylish vanity cabinet, a P-shaped bath tub with thermostatic dual-head shower over, there is a shaped glass shower screen and distressed-wood style tiling to the floor. There is a towel radiator, a tall vanity unit for extra storage and dual-aspect windows complete the en-vogue styling.



Externally the property offers a low-maintenance, south-facing private garden with a block-paved patio areas and an artificial lawned area. There is a very versatile brick outbuilding with power, water supply and lighting and a fabulously-appointed garden room with power and lighting, currently used as an additional reception room at the rear of the garden, the perfect setting to unwind at the end of the day.

This property is ready for a new owner to move in, unpack and enjoy immediately. Viewing is highly recommended to fully appreciate the quality of finish of this stunning home!



## PARTICULARS OF SALE

### Hallway

1.62m x 1.1m (5'4" x 3'7")

Entrance to the property is via a composite entrance door into the hallway, where there are stairs to the first floor accommodation, a door leading to the lounge and a central heating radiator.

### Living Room

4.53m x 3.54m (14'11" x 11'7")

With a feature wall mounted electric fire, uPVC window to the front elevation and central heating radiator.

### Kitchen

2.5m x 4.53m (8'2" x 14'11")

Fitted with a range of wall and base units in a buttermilk gloss finish with wooden effect worktops and a brick effect tiled splashback. Integrated appliances include a fridge freezer, eye level oven, four ring induction hob with extractor above, white composite sink and drainer with stainless steel mixer tap over, dishwasher and washing machine. There are uPVC French doors to the rear elevation leading to the garden.

### First Floor Accommodation

#### Bedroom One

4.43m x 3.07m (14'6" x 10'1")

Fitted cupboard, uPVC window to the front elevation and central heating radiator.

#### Bedroom Two

2.67m x 2.63m (8'10" x 8'7")

Fitted cupboard, uPVC window to the rear elevation and central heating radiator.

#### Bedroom Three

3.4m x 2.09m (11'2" x 6'11")

Over stairs storage cupboard, uPVC window to the front elevation and central heating radiator.

### Bathroom

1.66m x 2.45m (5'5" x 8'0")

Fitted with a three piece suite comprising P-shaped bath with glass shower screen having a rainfall and handheld shower over, along with a fitted vanity unit housing a WC with concealed cistern and a semi-recessed wash hand basin. Two uPVC windows to the rear elevation and a heated towel rail.

### External

#### Frontage

The property stands behind a low level wall with inset path leading to the entrance door.

#### Rear Garden

The rear garden enjoys a South Westerly facing position and offers block paved patio areas and a section of artificial turf, offering an ideal low maintenance garden. There is also a summerhouse, brick-built storage and a bin storage area. Gated access leads to Carperby Mews where vehicular parking is possible.

### Summerhouse

3.68m x 2.48m (12'1" x 8'1")

With uPVC French doors, power and lighting.



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## TENURE

The tenure of this property is Freehold.

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## 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/>

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

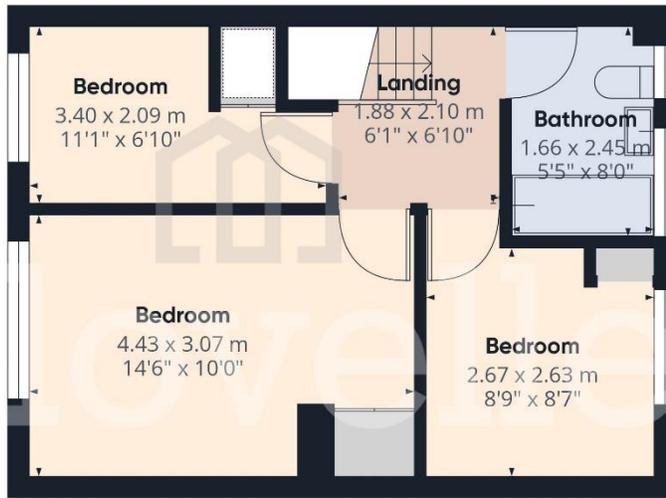
## A&C Homes Limited T/A Lovelle Estate Agency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
64 m<sup>2</sup>  
688 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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