



Bricknell Avenue, Kingston upon Hull  
Asking Price £295,000





## KEY FEATURES

- Immaculately Presented Throughout
- Extended Kitchen Diner
- Three Bedrooms
- Garage, Workshop and Driveway
- Two Reception Rooms
- Ground Floor W.C
- Large Loft Storage Area
- Beautifully Manicured Garden
- Excellent Condition & Wonderfully Maintained
- Close to Schools & Local Shops
- EPC rating D



## DESCRIPTION

Lovelle are incredibly proud to present to the market this immaculate, extended, three bedroom semi detached property on the popular Bricknell Avenue. The current owners have spent that last 26 years updating and extending this property to an incredibly high standard throughout and we feel this is one of the finest examples on the market. Not to be missed, we are expecting significant interest as this house is turn-key ready, for new owners to move in, unpack and love!

A bright and welcoming entrance hallway greets you, laid to Oak effect flooring and retaining many original features all beautifully restored. There are two large reception rooms, to the front is a large sitting room with a South-facing bay window allowing natural light to flood the room. There are original period features in abundance including plasterwork cornicing, original timberwork skirting and architrave and a stunning period fireplace, which is the focal point of the room.

Also from the hallway is a convenient understairs storage cupboard and a perfectly appointed ground floor W.C which is half-tiled and has a window to the side elevation. There is a close-coupled toilet and a wash basin atop a vanity unit.

To the rear of the property is a second large sitting room, laid to limed-Oak effect flooring and also offering period plasterwork cornicing. There is a feature fireplace and fitted bookcase, this incredibly versatile room leads onto a fabulous Dining Room which was extended in 2006, offering views across a beautifully manicured garden through large sliding glass doors. Another sun-drenched room owing to the VELUX roof lights, set within a vaulted ceiling...simply fabulous!

The ultra-stylish and wonderfully designed kitchen installed in 2019 features a mix of base and wall units in a White high-gloss finish, with several integrated appliances including a larder fridge freezer, dishwasher, induction hob, double fan-assisted ovens and externally-vented extraction. There is under-cupboard lighting and a breakfast bar providing a cosy space to enjoy light meals or to act as a work station, double French doors lead to the terraced patio and garden beyond.

To the first floor is a spacious and bright central landing, there are three bedrooms and a family bathroom.

The principle bedroom to the front of the property features a walk-in bay window and is flooded with natural daylight. The second double bedroom enjoys a window to the rear elevation overlooking the beautiful rear garden and features a fitted wardrobe. The third bedroom has a window to the front elevation, this is a generous single bedroom and could also be used as a dressing room, nursery or home office. All of the bedrooms are bright and spacious and immaculately presented

The spacious family bathroom features a four piece suite, comprising of a shower cubicle with Triton power shower and a deep tub bath with a shower attachment. There is a wash basin with a chrome mixer tap over and a close-coupled W.C, both are set within a large vanity unit with worksurface atop, offering attractive and practical storage.

The loft benefitted from significant investment in 2008 and now offers a vast storage area with a fixed staircase, a VELUX roof light, power and lighting, a central heating radiator and additional eaves storage to the front and rear elevations.

Outside to the front of the property is a low walled front garden, laid mainly to gravel and raised beds with mature planting. There is a driveway offering parking for several vehicles which leads down to a garage.

To the rear of the property is a stunning private enclosed garden featuring a two patio areas and a timber decked terrace, a lawn and decorative borders with a vast array of established planting. A wonderful setting for the whole family to enjoy, relax and entertain, full of wildlife and drenched in sunshine throughout the day.

In addition there is a garage and a separate workshop both with power and lighting, other points to note are: the property was fully re-roofed in 2010 and the property is heated with an Ideal Logic combi boiler which was installed in 2022 and has been serviced each year since, maintaining the 10 year warranty.

This is an outstanding property, beautifully presented inside and out and should be seen to be fully appreciated!





## PARTICULARS OF SALE

### Hallway

**5.58m x 1.81m (18'4" x 5'11")**

A welcoming, light and airy hallway providing access to the two reception rooms, Kitchen, understairs storage and W.C. Laid to Oak effect flooring, with period features and carpeted stairs leading to the first floor accommodation.

### Sitting Room

**4.23m x 3.7m (13'11" x 12'1")**

A spacious room filled with natural daylight from the bay window to the front elevation. Period features are in abundance and a stunning fireplace acts as a focal point. This room offers space for the whole family to relax and entertain.

### Sitting & Dining Room

**7.92m x 3.36m (26'0" x 11'0")**

A vast open plan sitting and dining room filled with natural light from the VELUX roof windows and sliding glass doors to the terrace and rear garden beyond. Access to the kitchen is off to the side of this room.

### Kitchen

**4.92m x 2.38m (16'1" x 7'10")**

A stylish and well-equipped kitchen featuring a range of white high-gloss base and wall units with complementing worksurfaces. Several integrated appliances include fridge freezer, double ovens, induction hob, extractor and dishwasher. Natural light flows from the large picture window to the side elevation and double French doors out to the rear patio and garden beyond rear garden.

### W.C.

**1.49m x 1.22m (4'11" x 4'0")**

Perfectly appointed and well designed, there is a close-coupled toilet, a wash basin above a vanity cupboard, the wall are half-tiled and light floods in from a window to the side elevation.

### Central Landing

**2.36m x 1.73m (7'8" x 5'8")**

A bright and spacious area providing access to the bedrooms, the family bathroom and the enclosed stairs up to the loft storage area.

### Bedroom No. 1

**4.2m x 3.28m (13'10" x 10'10")**

A large double bedroom filled with natural light from the walk-in bay window to the front elevation, beautifully decorated and spacious.

### Bedroom No. 2

**3.34m x 3.48m (11'0" x 11'5")**

A generous double bedroom with window to the rear elevation, offering a fitted wardrobe.

### Bedroom No. 3

**3.11m x 1.95m (10'2" x 6'5")**

A large single bedroom with window to the front elevation, a versatile room which could also be used as a home office, walk-in wardrobe or nursery.



### Bathroom

**2.86m x 2.04m (9'5" x 6'8")**

A large and stylish family bathroom featuring a four piece suite, comprising of a shower cubicle, deep panelled bath with shower attachment, hand basin and low flush toilet within a large vanity unit and an illuminated vanity mirrored cupboard. Neutral tiling, spot downlights and dual aspect windows.

### Loft Storage Area

**4.7m x 3.07m (15'5" x 10'1")**

A large storage area accessed via a fixed staircase. There is power, lighting, a VELUX roof light and a central heating radiator.

### Garage

**4.41m x 2.98m (14'6" x 9'10")**

With an up and over vehicle door to the front, window to the side and pedestrian door to the workshop behind, benefitting from power and lighting.

### Workshop

**2.14m x 2.96m (7'0" x 9'8")**

With a pedestrian door to the side, power and lighting and a range of shelving a storage cupboards

### Front Garden

Behind a low brick wall, mainly laid to gravel to facilitate additional parking and with raised borders with mature planting. A lovely setting to this very handsome property. A driveway leading down the side of the property to the garage provides off-road parking for several vehicles.

### Rear Garden

Beautifully presented, offering relaxing and calming seating areas, designed and positioned to catch the sunlight throughout the day. Thoughtfully planted and lovingly maintained, a picture-perfect garden and a true work of horticultural art!

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 300 300.

<https://www.hullcc.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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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

141.6 m<sup>2</sup>  
1526 ft<sup>2</sup>

Balconies and terraces

8.5 m<sup>2</sup>  
91 ft<sup>2</sup>

Reduced headroom

6.3 m<sup>2</sup>  
68 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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