

No. 91 Westcott Street

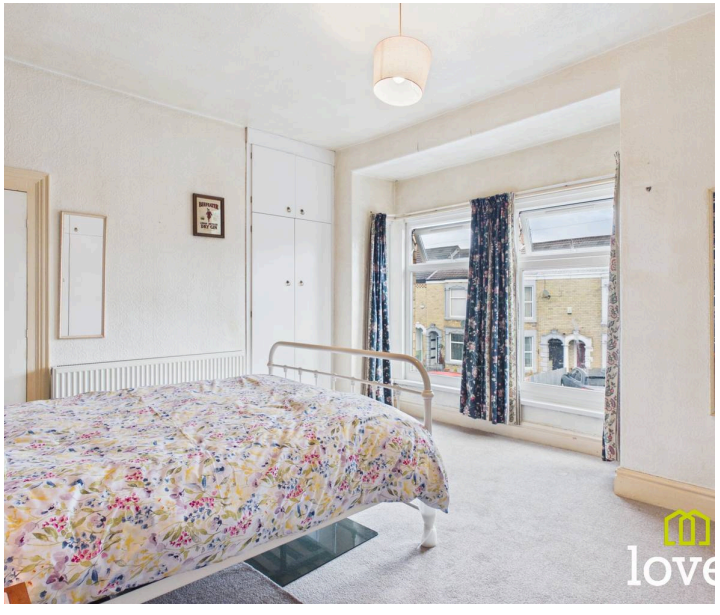
Kingston Upon Hull

Offers Over £110,000

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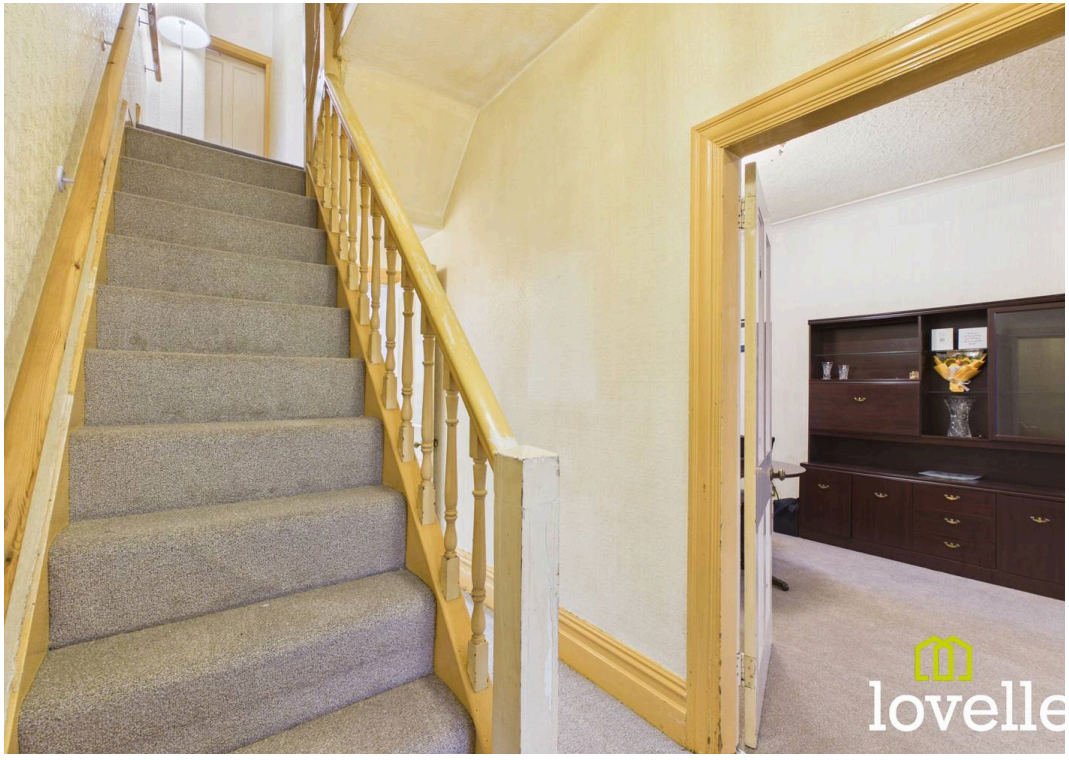
Kingston Upon Hull

Having been in the same ownership since 1988, this mid-terrace period property offers a fantastic opportunity for those seeking a full renovation project in a sought-after location. Boasting three generously sized double bedrooms & two impressively large reception rooms, all with high ceilings. This home is filled with potential to create a stunning family residence, natural light pours into the rooms, enhanced by modern double glazing, a recently installed IDEAL gas combi boiler, providing comfort & energy efficiency & new flooring throughout the whole property.

The property is moments away from Westcott Primary School, making it ideal for families & within easy walking distance of the vibrant Holderness Road shopping area, offering a wide range of amenities right on the doorstep. Woodford Leisure Centre & the beautiful expanse of East Park are also close by providing plentiful options for recreation & relaxation. Whether you are an investor searching for your next project or a homeowner eager to create your dream home, this property is brimming with possibilities.

- A Moments Walk From Westcott Primary School
- A Moments Walk From Holderness Road Shopping Area
- Close to East Park & Woodford Leisure Centre
- Recently-installed IDEAL Gas Combi Boiler
- Modern Double Glazing
- Full Renovation Opportunity
- Three Double Bedrooms
- Large Rooms With High Ceilings
- Mid-Terrace Period Property









Entrance Hallway
11' 9" x 5' 3" (3.57m x 1.61m)
A spacious & bright entrance to the property, entered via a half-glazed uPVC door. Retaining Victorian plasterwork coving to the ceiling, original architrave, skirting & internal doors. Providing access to the two ground floor reception rooms, kitchen to the rear & stairs to the first floor accommodation. Newly laid to carpet, with a central heating radiator, coat storage & an understairs cupboard.

Living & Dining Room
25' 4" x 10' 0" (7.72m x 3.06m)
A large through-room where the sitting & dining room have been made open plan, which could be returned back to two separate reception rooms. The sitting room boasts a large walk-in bay window to the front of the property, period plasterwork coving & rose adorn the ceiling & the original timber skirting remains. The focal point is a period-style Mahogany fire surround with a tiled hearth & a recently-installed Flavel gas fire. Through to the dining room & the period features continue, there is a picture window to the rear with views across the garden & a door out to the entrance Hallway. The room has been newly laid to carpet & there are several central heating radiators.

Kitchen
16' 8" x 9' 5" (5.08m x 2.87m)
A spacious room to the rear of the property with a large picture window to the side elevation. Currently fitted with a range of wall & base units of varying styles & with laminated worksurfaces over. There is ample space & services provided for several free-standing appliances & there is a large, original wall cupboard. The room is newly laid to vinyl flooring, there is a three-panel central heating radiator & the recently-installed IDEAL Logic C30 combi boiler is wall-mounted in this room, a glazed door leads onto the rear lobby.







Rear Lobby
5' 10" x 5' 3" (1.79m x 1.61m)
A convenient lobby area offering the opportunity to develop into a laundry room or a boot room. Newly laid to vinyl flooring, with a half-glazed uPVC door to the rear garden & providing access to the walk-in cupboard & ground floor W.C.

Ground Floor W.C.
4' 5" x 2' 9" (1.35m x 0.83m)
Laid to a tiled floor & with a window to the rear elevation, there is a toilet with a low-level cistern & lighting.

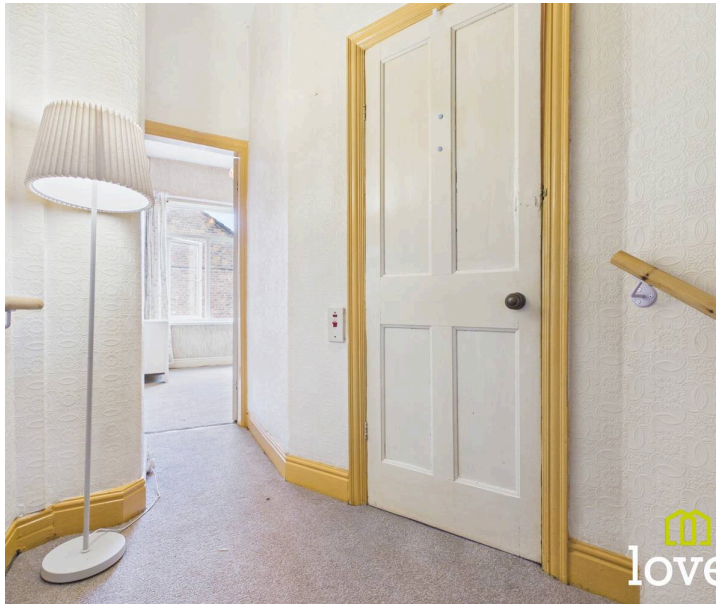
Split-level Landing
8' 1" x 5' 3" (2.47m x 1.61m)
A spacious split-level central landing providing access to the three double bedrooms, family bathroom & the two loft storage areas. The room retains many period features & is newly laid to carpet.

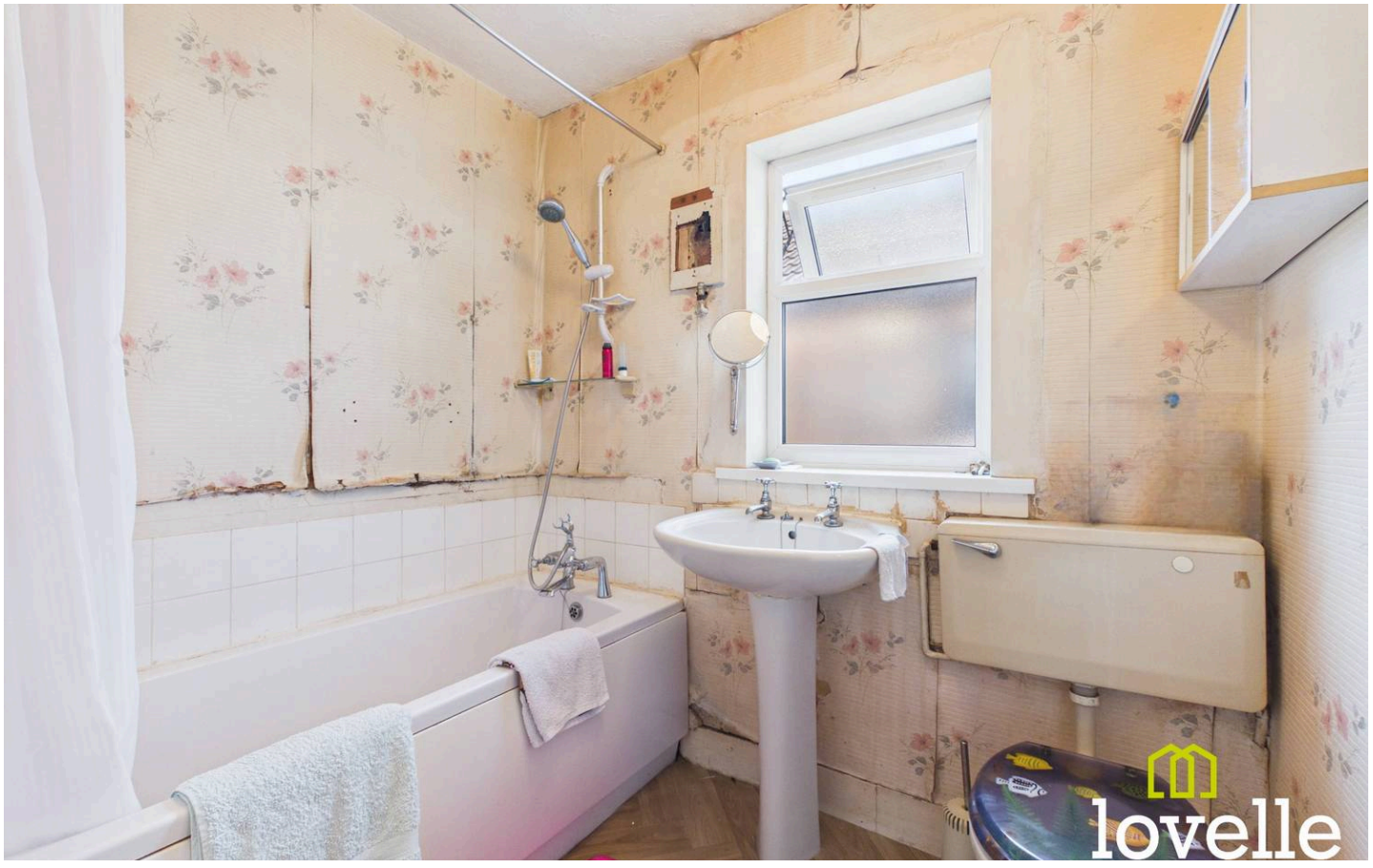
Bedroom No. 1
13' 3" x 12' 9" (4.05m x 3.89m)
Located to the front of the property this large double room features a walk-in bay window, a large range of fitted bedroom furniture & the original timber skirting. The room is newly laid to carpet & there is a central heating radiator.

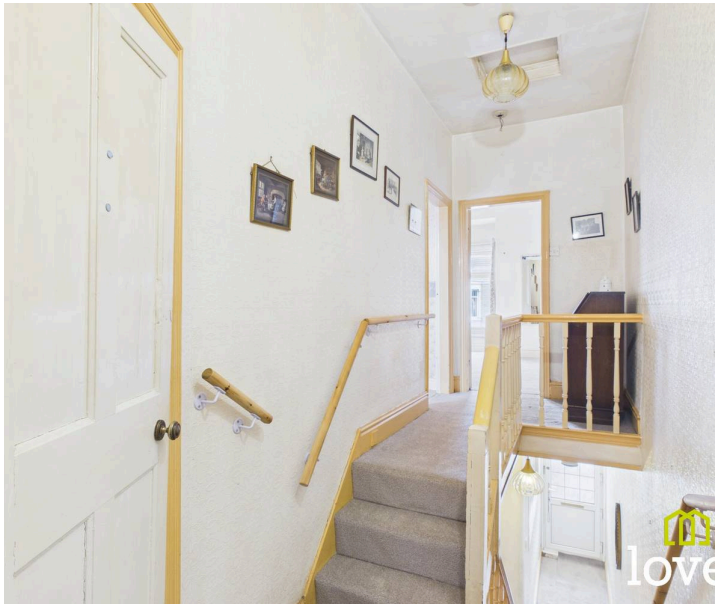
Bedroom No. 2
11' 10" x 10' 2" (3.61m x 3.09m)
Located in the centre of the property, this spacious double room is flooded with daylight from the large picture window with a view across the rear garden. The room is newly laid to carpet & there is a central heating radiator.













Bedroom No. 3
9' 6" x 9' 5" (2.90m x 2.88m)
At the rear of the property & enjoying a South-West aspect, this double bedroom has a large picture window with views across the rear garden, period timberwork, newly laid to carpet & with a central heating radiator.

Bathroom
6' 11" x 5' 7" (2.10m x 1.69m)
This functional bathroom would benefit from a full programme of refurbishment, currently offering a three-piece suite of a tub bath with shower over, a large pedestal wash basin & a low-level cistern W.C. There is a window to the side elevation & there is newly-laid vinyl flooring.

Council Tax band: A

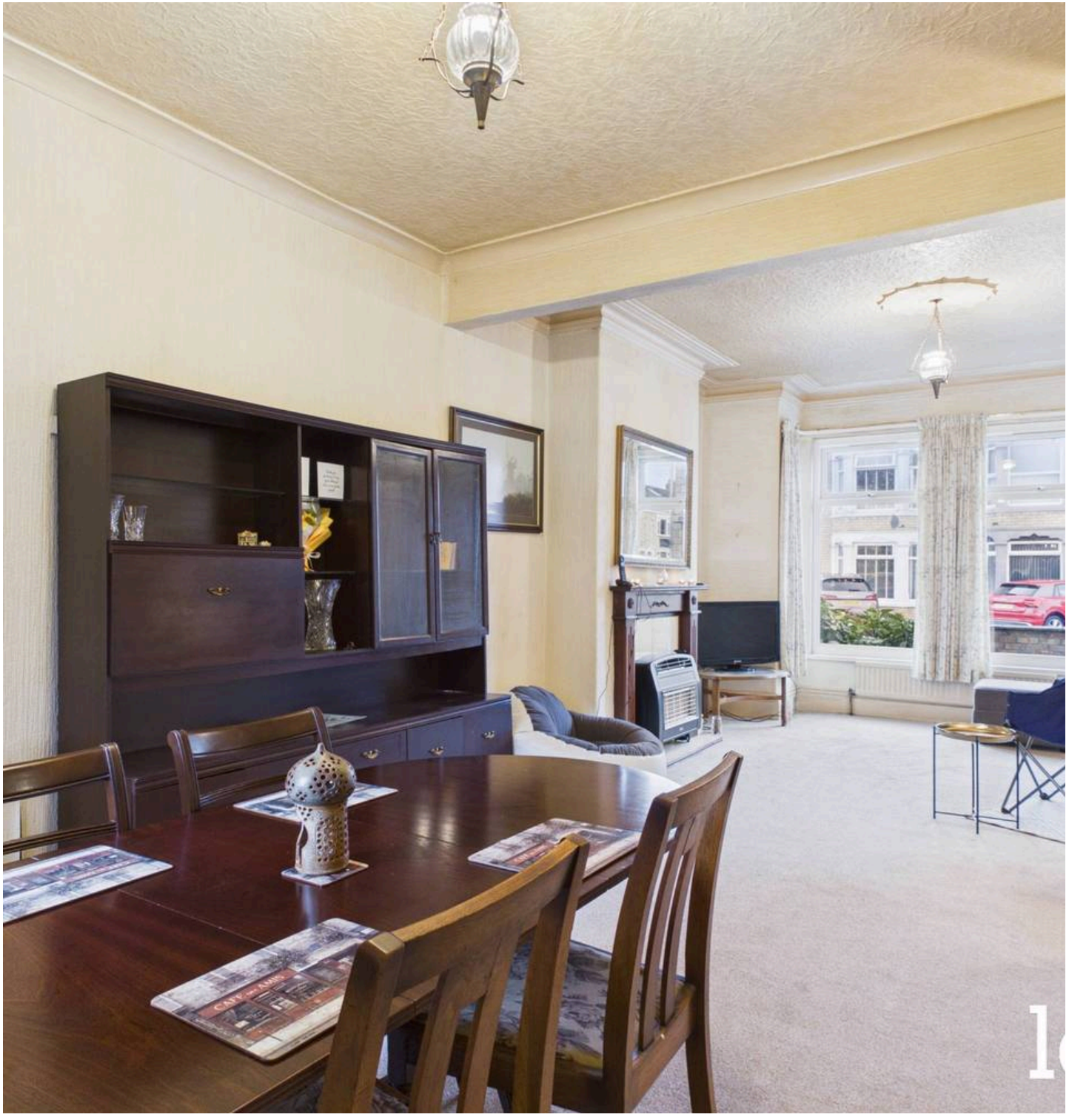
Tenure: Freehold

EPC Energy Efficiency Rating: C









FRONT GARDEN

Set behind a decorative brick wall & with a wrought iron pedestrian gate to Wescott Street, there is a pavement to the front entrance porch & a garden area with established laurel bushes.

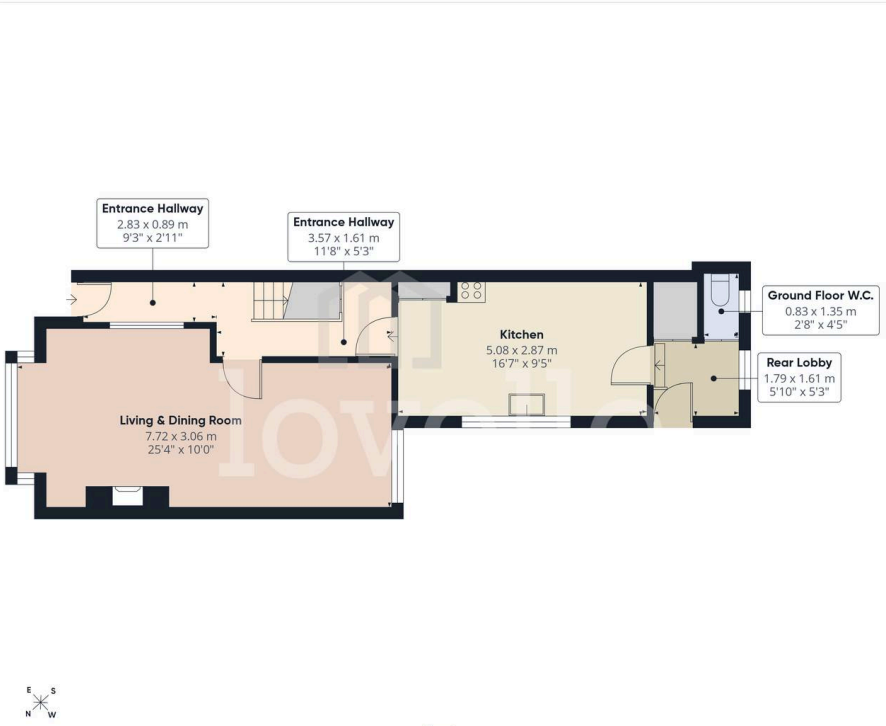
REAR GARDEN

Enjoying a South-West orientation for all-day sunshine, laid to paving & with a pedestrian gate out to a pedestrian walkway, which leads to Swinburne Street. There is high-level fencing to the perimeter, offering privacy & security.

On street parking

The garden is laid to paving for easy maintenance & features pedestrian access to Swinburne Street. High-level fencing encloses the space, providing a secure and private setting for children to play, a wonderful blank canvas, ready for you to design your ideal urban retreat.
With so much to offer both inside & out this property is a rare find & a must-see for anyone looking to create a beautiful home in a sought-after location.

Outside & to the front the property is set back from the road behind a garden, with mature planting & a brick wall creating a welcoming entrance from Westcott Street. A paved pathway leads to the entrance porch & a half-glazed uPVC front door. The rear garden enjoys a desirable south-west orientation, ensuring sunshine throughout the day - perfect for outdoor dining & relaxing.



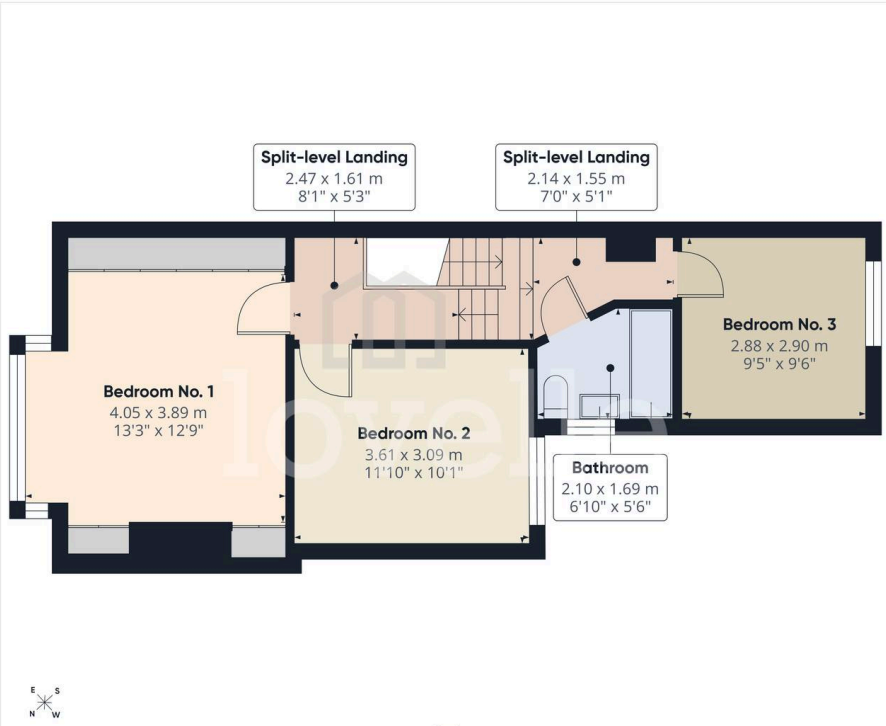
Floor 0

Approximate total area(1)
53.3 m²
573 ft²

(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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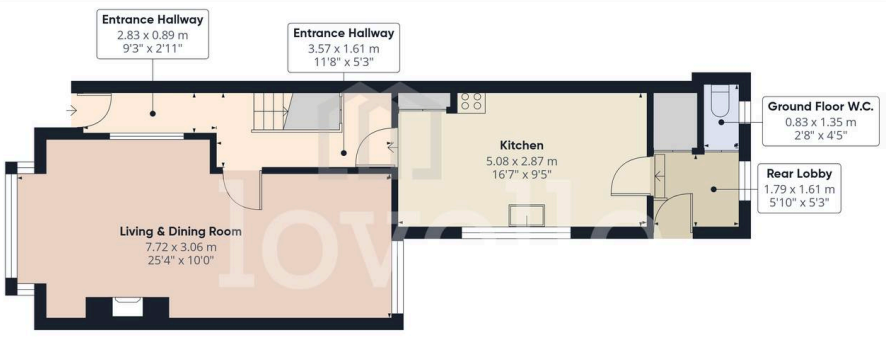
Floor 1

Approximate total area(1)
47.6 m²
512 ft²

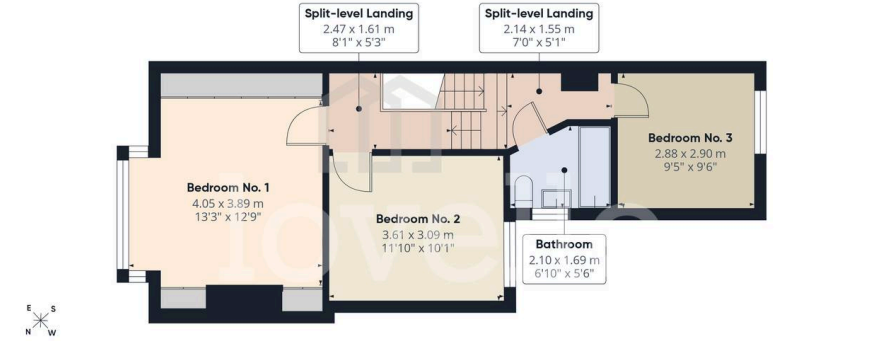
(1) Excluding balconies and terraces

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Floor 0



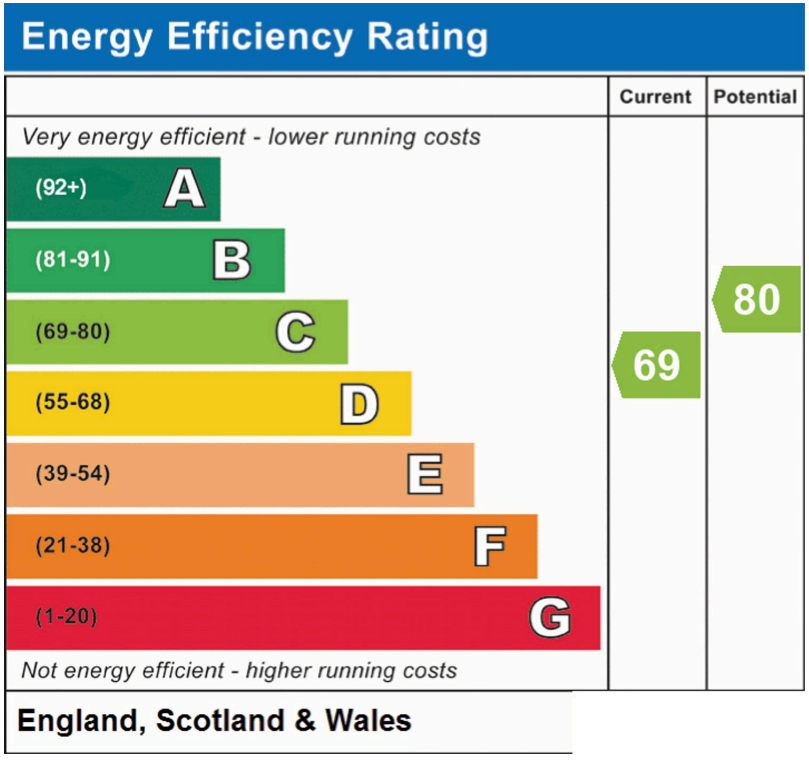
Floor 1

Approximate total area(1)
100.9 m²
1085 ft²

(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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VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. 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.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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 https://www.lovelle.co.uk/privacy-policy/ 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.

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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