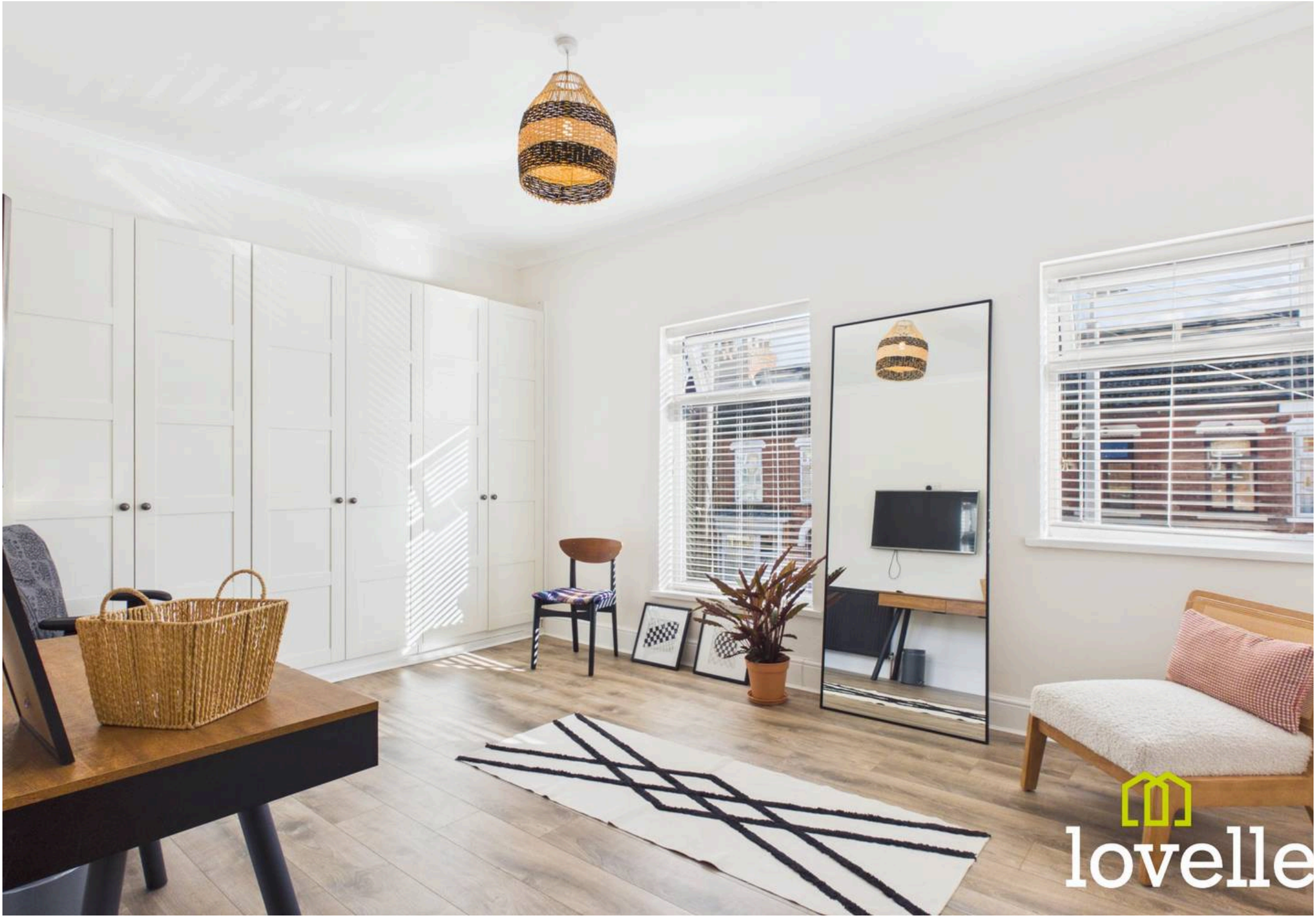


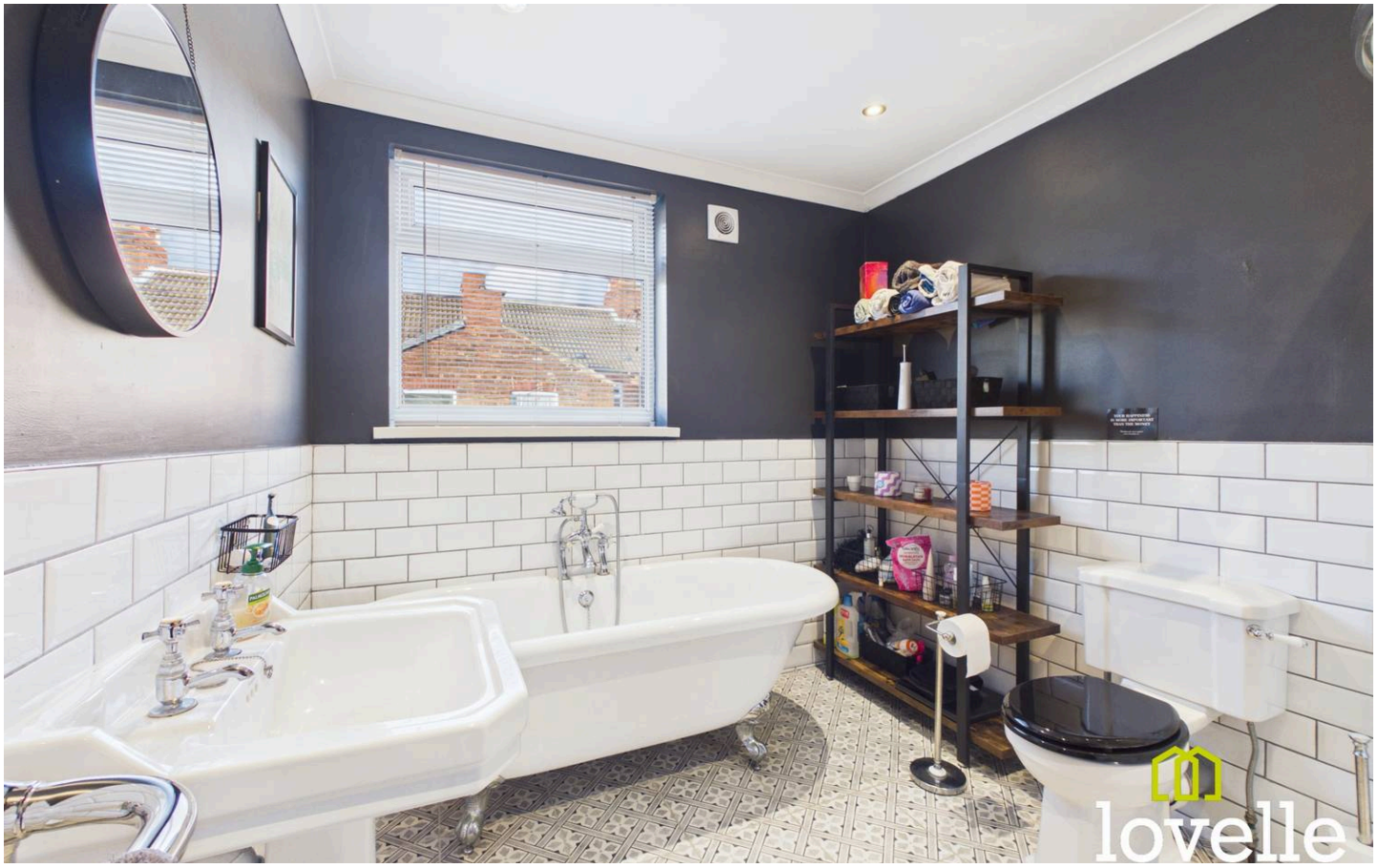
No. 48 Belvoir Street

Kingston Upon Hull

Guide Price £145,000

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No. 48 Belvoir Street

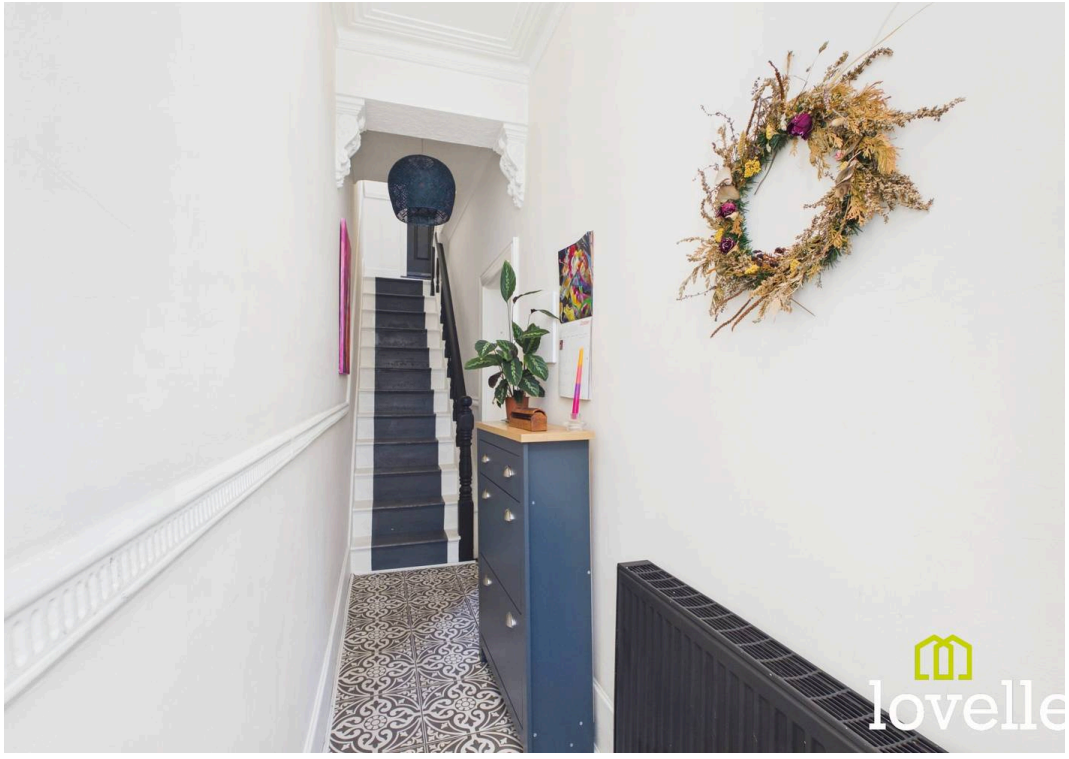
Kingston Upon Hull

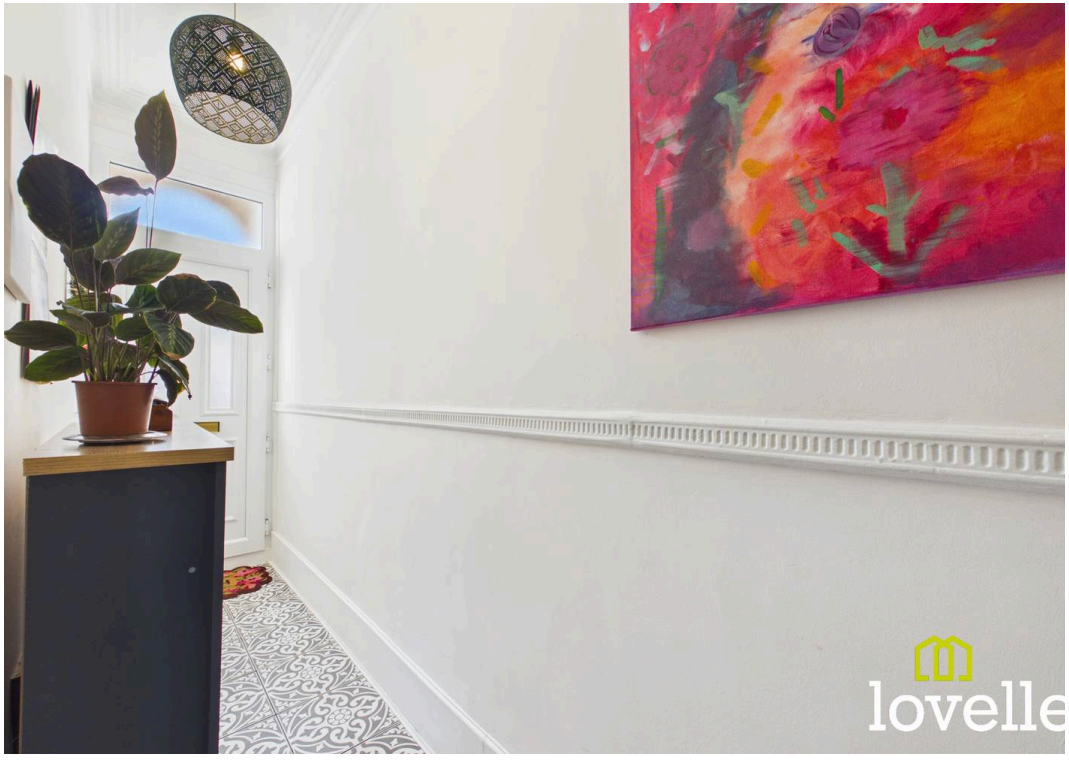
To the ground floor is a welcoming entrance hallway, leading to a large open plan reception room filled with natural light from a large bay window to the front & a picture window to the rear, neutral décor & high ceilings make this the perfect setting for relaxing & entertaining. The property has retained original features throughout, namely timber architraves, tall skirting, deep plasterwork coving & ceiling roses. There is a stylish, well-equipped kitchen diner featuring extensive & considered storage, elegant tilling, a range of integrated appliances & fabulous fixed seating in the dining area.

To the first floor is a bright & spacious split-level landing, leading to two spacious bedrooms & an elegant, high-specification period-style family bathroom. The main bedroom is to the front of the property & is filled with natural light from the dual-aspect windows, this room is currently open-plan to the landing providing a versatile area offering a range of possible uses. The second bedroom is to the rear of the property & is a further spacious double bedroom with a large window with views across the courtyard garden. The family bathroom is a large & elegant space, bursting with features & a period four-piece suite. There is a large corner cubicle with dual-head showers, a fabulous roll-top bath with claw feet, a large pedestal wash basin & a stylish Chrome towel radiator. The fixtures & fittings are high quality & high specification, all set against decorative tiling & a natural colour pallet.

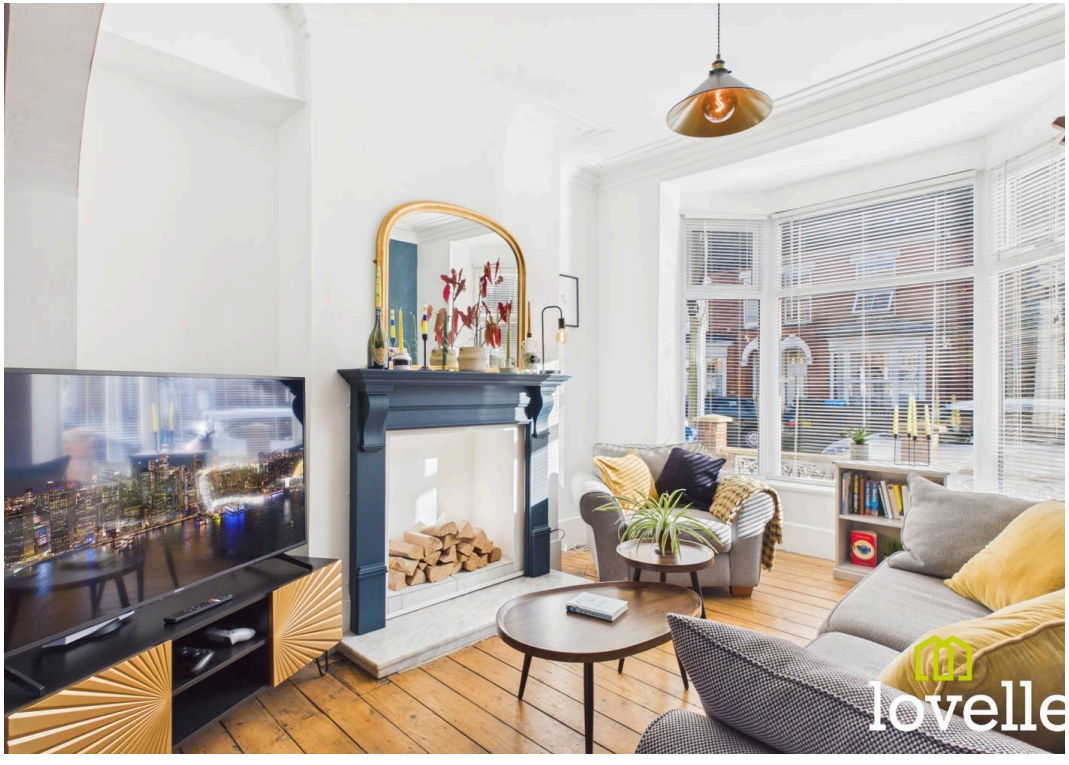
To the outside & rear of the property is a beautifully-styled & enclosed courtyard garden, providing a private, tranquil & peaceful outdoor space to unwind & entertain, access to the front of the property & Belvoir street is via a secure passageway. To the front of the property is a tiled garden, sat behind a decorative low wall & with a wrought iron gate to the pavement beyond.

- A Moments Walk From The Bustling Princes Avenue
- A Moments Walk From Welbeck Primary School
- No Chain Sale
- All Furniture Available to Purchase









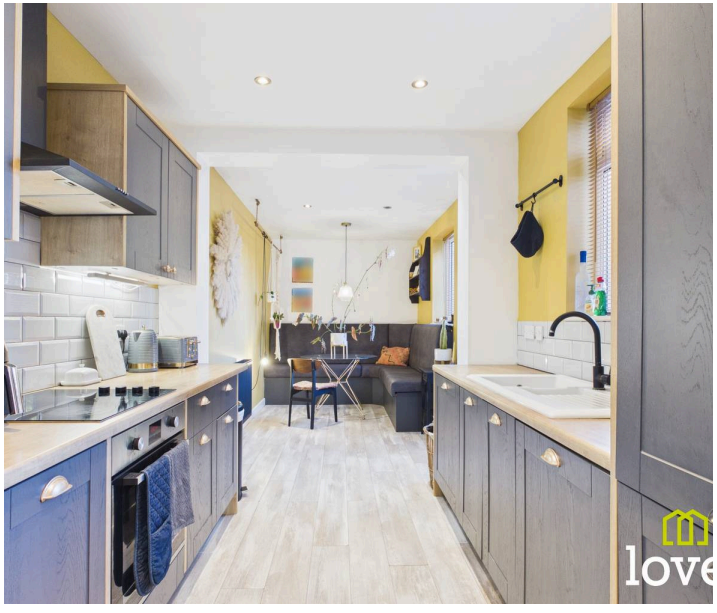
Entrance Hallway
12' 0" x 3' 0" (3.66m x 0.92m)
Entrance to the property is via a recently-installed high-security composite door in a period style. Original Victorian features include decorative plasterwork to the ceiling, plaster corbels, period timber finishings & staircase with balustrade. There are stairs to the first floor accommodation & a central heating radiator.

Living Room
13' 2" x 11' 5" (4.01m x 3.48m)
A fantastic reception room, open plan to the dining room beyond. Boasting a feature open fireplace & a large & upgraded uPVC walk-in bay window to the front elevation. Original plasterwork cornicing & centre rose adorn the ceiling, exposed polished floor boards add to the original features & there is a central heating radiator.

Dining Room
12' 0" x 10' 3" (3.65m x 3.12m)
Open plan from the adjoining sitting room the exposed pitch pine flooring continues. This bright & airy room is flooded with natural daylight from the large uPVC window to the rear elevation, there is decorative coving to the ceiling, an understairs storage cupboard & a central heating radiator.

Dining Kitchen
21' 4" x 8' 1" (6.51m x 2.47m)
Featuring a built in dining nook with under-seat storage & a well-equipped fitted kitchen, this area is ideal for cooking & entertaining. The range of stylish base & wall units offers a fan-assisted oven & induction hob with extraction over, an integrated fridge freezer & washing machine. The room is laid to wood-effect flooring, there is METRO-style tiling to the splash back, spot downlights, dual aspect uPVC windows to the side elevation, a door to the rear garden & a central heating radiator.







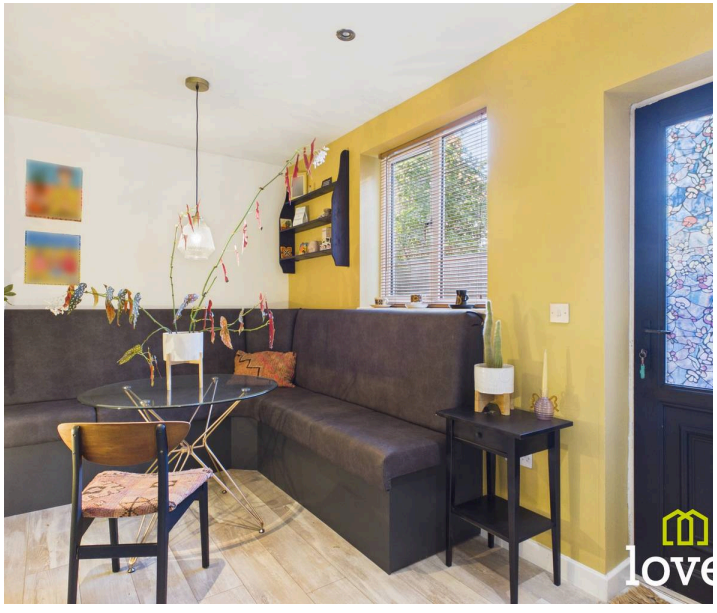
Split-level Landing
12' 0" x 3' 0" (3.66m x 0.92m)
A bright & spacious split-level landing, providing access to the bathroom on the lower level & to both bedrooms on the higher level. Laid to wood-effect flooring, featuring the Victorian balustrade, with a ceiling hatch to the loft storage area & a central heating radiator.

Bathroom
9' 1" x 8' 1" (2.77m x 2.47m)
Fitted with a luxurious, Victorian style, four-piece suite comprising of a free standing bath with claw feet, a large corner cubicle with dual thermostatic shower heads, a pedestal wash basin & a close-coupled W.C. The floor is tiled, there is METRO-style tiling to the walls & splash areas, a uPVC window to the rear elevation, spot downlights, a heated towel rail & extraction.

Bedroom No. 1
10' 11" x 15' 6" (3.32m x 4.73m)
Currently open-plan to the landing & offering a versatile space, a door could easily be reinstated for privacy. With a range of fitted wardrobes, dual-aspect upgraded uPVC windows to the front elevation allow natural daylight to flow in, the room is laid to wood-effect flooring & there is a central heating radiator.

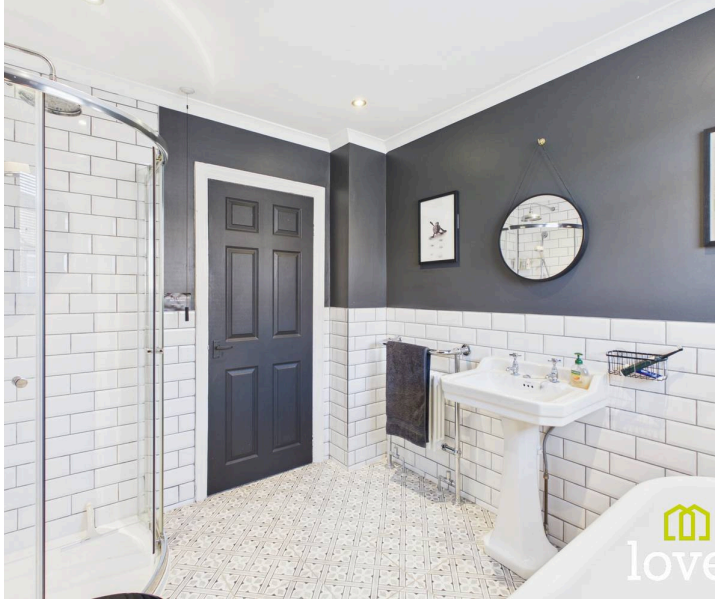
Bedroom No. 2
11' 11" x 9' 10" (3.62m x 3.00m)
This is a further generous double bedroom, laid to carpet & offering neutral décor. There is a large uPVC window to the rear elevation, a central heating radiator & the gas fired combi boiler is enclosed within a cupboard in this room.

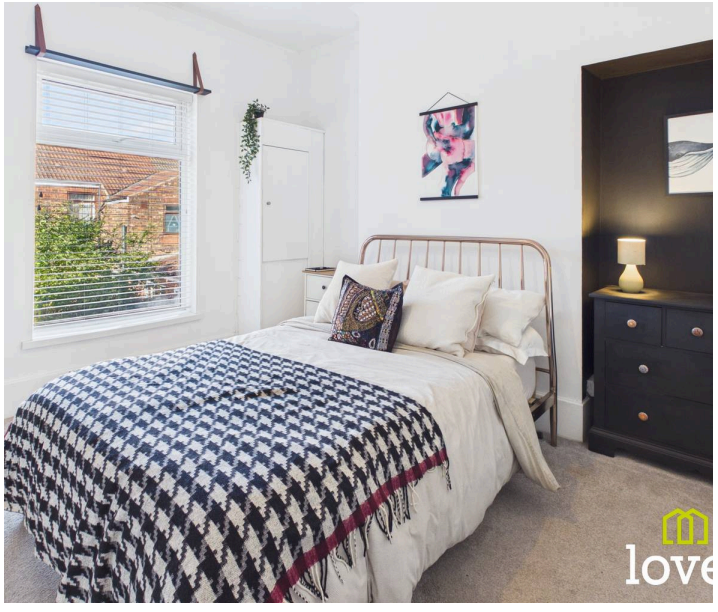


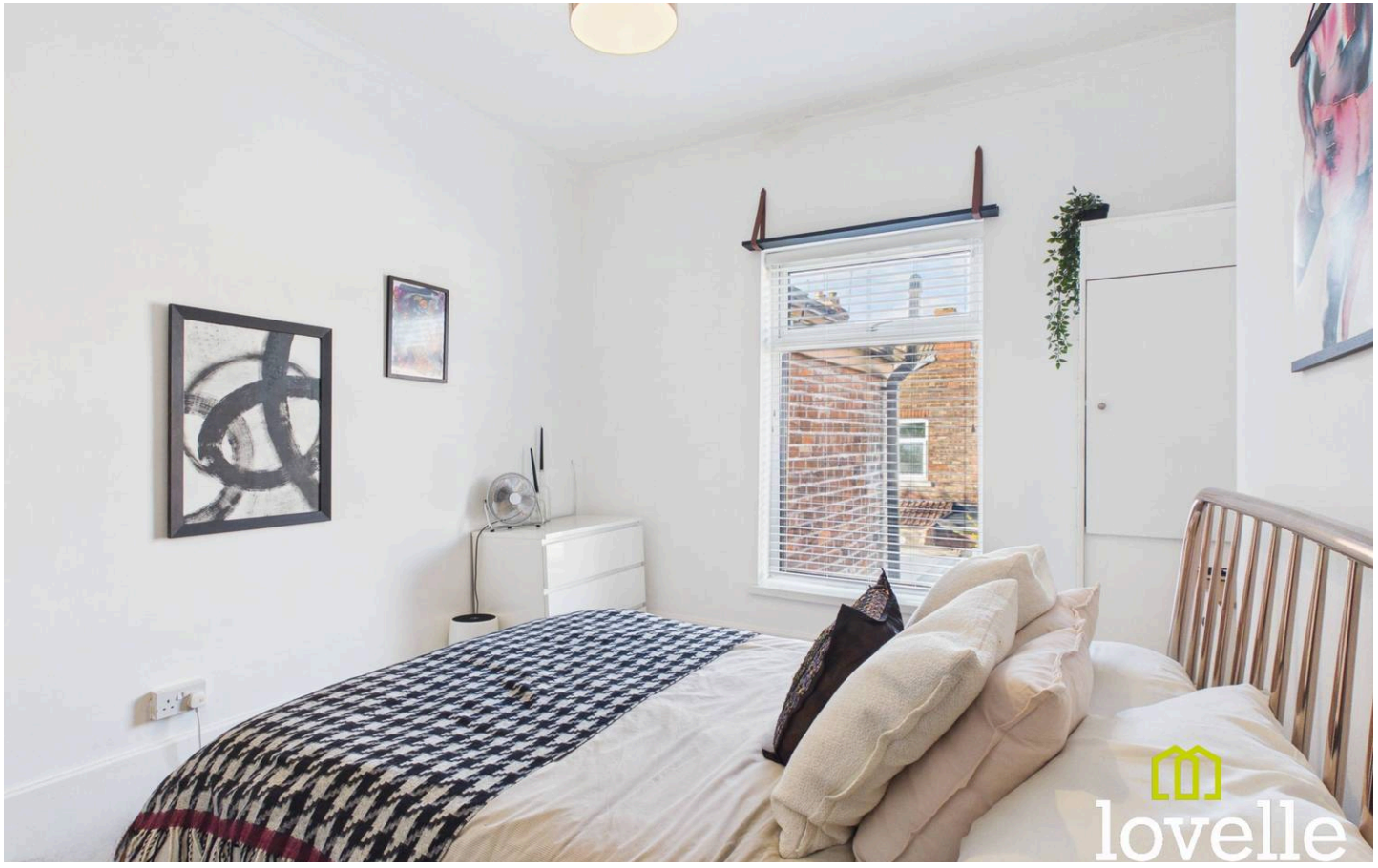


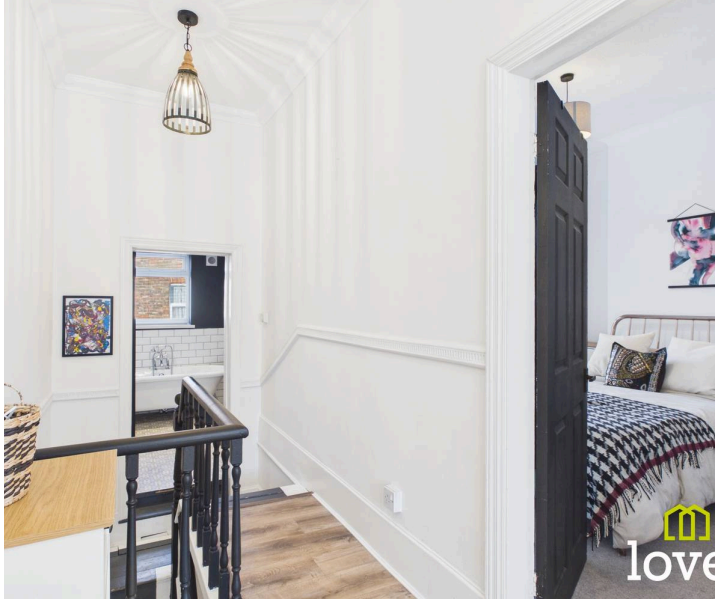


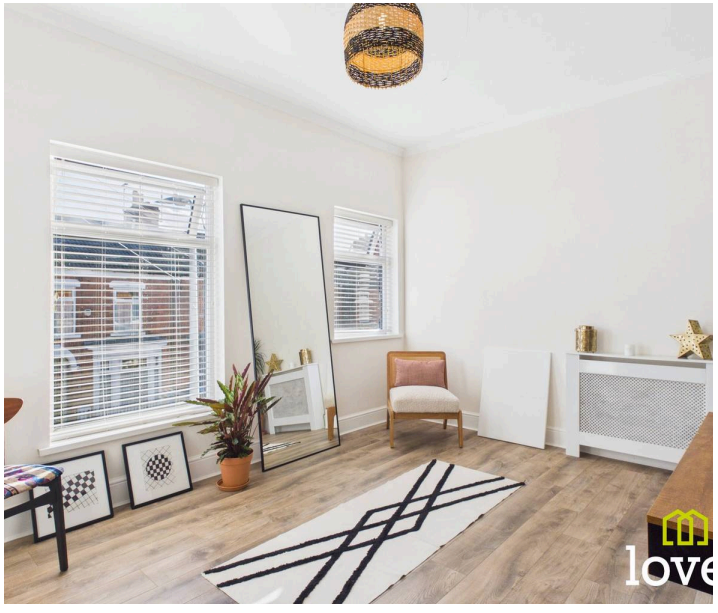

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FRONT GARDEN

A small garden laid to ceramic tiles, sat behind a decorative brick wall & with a wrought iron gate out onto the pavement, a perfect place for potted plants, with a south-facing aspect.

REAR GARDEN

A wonderfully private courtyard garden to the rear of the property, bordered with high-level timber fencing, laid to light-coloured paving & with pedestrian access to the front of the property via a shared, secured passage way.

On street Parking

The property also benefits from a newly-installed IDEAL gas combi boiler which comes complete with a 10 year warranty. The windows to the front of the property were fully replaced in 2022, a period style high security composite front door & frame were installed in 2024 & significant roof & chimney remedial works which were completed in 2025. Together these upgrades provide peace of mind for the new owners of this property!

All furniture within the property is also available for sale by negotiation.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C



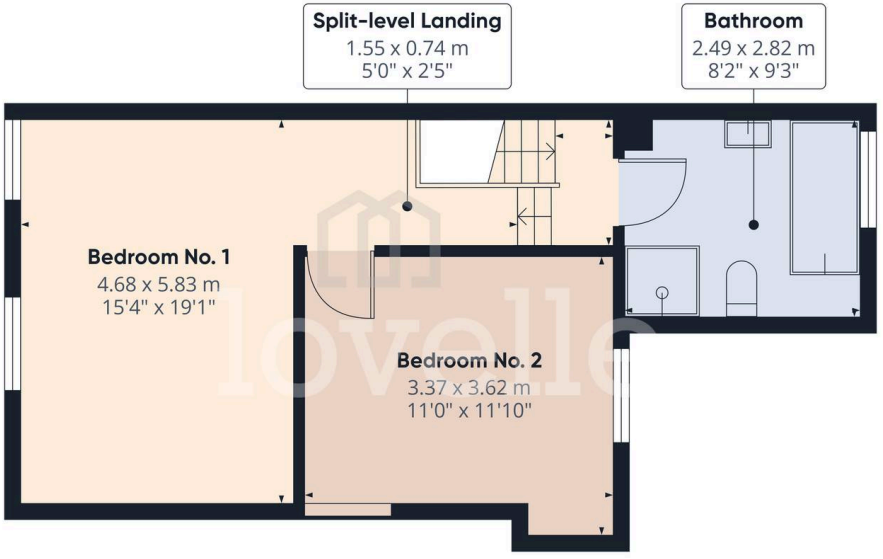
Approximate total area(1)
46.8 m²
504 ft²

(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.

GIRAFFE360

Floor 0



Approximate total area(1)
39 m²
420 ft²

(1) Excluding balconies and terraces

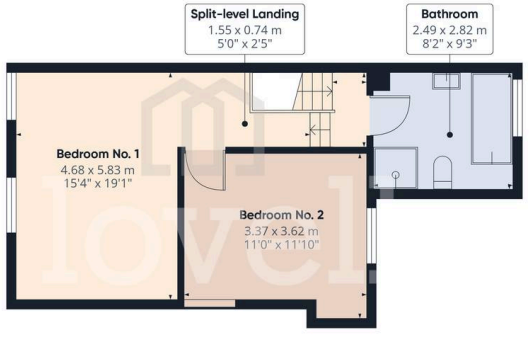
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GIRAFFE360

Floor 1



Floor 0



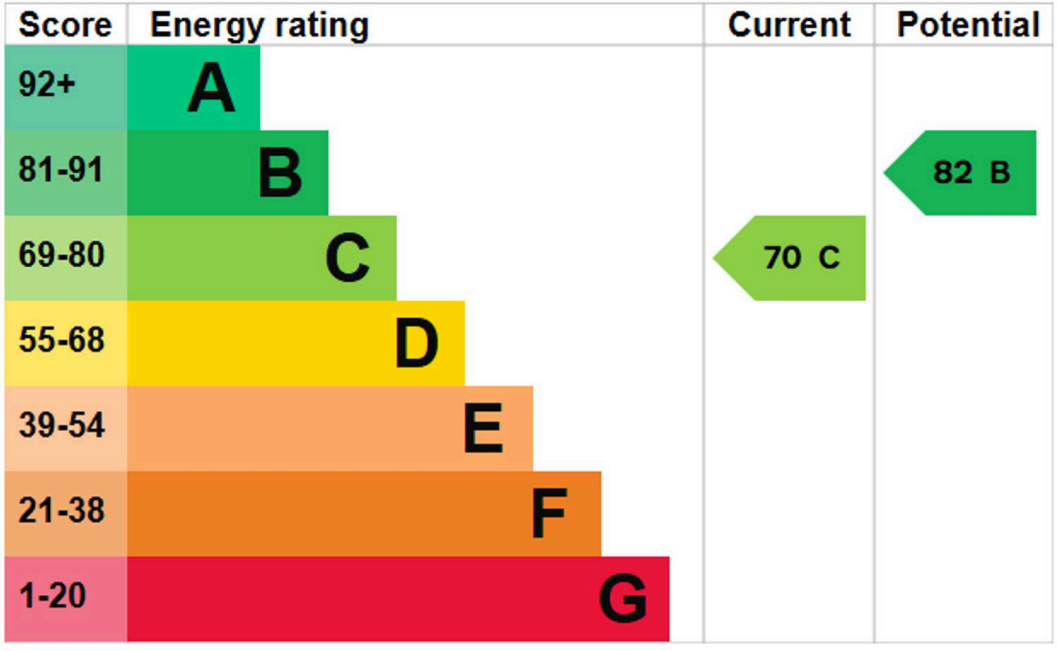
Approximate total area(1)
85.8 m²
924 ft²

(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.

GIRAFFE360

Floor 1



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.



Lovelle Cottingham / Hull

McMillan House, 6 Wolfreton Drive, Anlaby HU10 7BY

01482 766100

Hull@lovelle.co.uk

www.lovelle.co.uk

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