



Savery Street , Kingston upon Hull  
Asking Price £175,000



  
lovelle





### KEY FEATURES

- Vacant possession
- Semi-Detached Property
- Close To Local Amenities
- Generous Reception Rooms
- Ground floor W.C
- Private North-Westerly Facing Garden
- Fully Double Glazed
- Off-Road Parking
- Three Reception Rooms
- Well Presented Throughout
- EPC rating: D



## DESCRIPTION

Welcome to No. 39 Savery Street, a immaculately presented, three bedroomed semi-detached property offering an extended ground-floor layout and the excellent build quality, one comes to expect from these traditional, post-war era properties!

Through a high-security, Composite door you enter a welcoming hallway providing access to the ground floor accommodation. From the hallway is a conveniently located cloakroom which offers a close-coupled W.C, wash basin atop a storage cupboard and a mirrored vanity unit. Located within this cloakroom is the IDEAL Logic + 35 gas combi boiler which was installed in 2019 and has been regularly serviced since. The hallway also benefits from a tall cupboard, perfect for storing away the ironing board, vacuum cleaner, mop and floor brushes, etc.

Also accessed from the hallway is the kitchen, fitted with a range of wall and base units, all in a Beech-effect finish and with contrasting stone-effect, laminated worksurfaces. There are double, high-level fan assisted ovens, a Baumatic four-ring stainless steel gas hob with accompanying stainless-steel splash back and corresponding chimney-style extraction hood over. Space has been allowed for an under-counter refrigerator, freezer and washing machine. A stylish polished steel sink with drainer is below the picture window and is finished with a polished chrome, swan-neck mixer tap. Counter-top lighting and Beech-effect flooring add to this well-appointed, bright and airy kitchen.

Leading from the kitchen, through an attractive Pine and etched-glass door is a fabulous Sun Room to the rear of the property. Flanked by huge picture windows and a floor-to-ceiling glass wall at the rear, this room is flooded with natural Daylight and provides unbroken views across the private garden, from every angle. There is a large ceiling fan light and two central heating radiators, together ensuing that this room can be enjoyed whatever the weather! North-Westerly facing, this room will benefit from the later afternoon to early-evening Sunshine but also provide views of the sunset.

Back through the Kitchen and on into the through-dining and living room. This large reception room boasts a walk-in bay window to the front of the property and double French doors to the rear, leading out to the decked area of the garden. The decor is neutral, there is wood-effect flooring running through both rooms, the ceiling lighting is dimmer-controlled and there is switched alcove lighting, providing a lighting theme for every mood or event. Both rooms are accessed through stunning, period-style solid Oak and bevelled-glass doors, adding to the elegant styling of this property.

Out to the rear of the property is a low maintenance private garden, offering a decked patio off the Dining Room with a sun-awning over, welcome protection from the blazing sun on hot summer afternoons. There is an "Astro-Turf" grassed terrace leading onto a wonderful Summer House with power and lighting, an integrated wood shed is to the rear of the Summer House and there are external power sockets for convenience.

A second "Astro-Turf" grassed area sits adjacent the Sun Room with raised fruit and vegetable growing planters set behind a terrace wall. The garden continues along the side of the property and up to a gate, providing pedestrian access to the driveway at the front of the property. The garden also has the added benefit of double gates to the rear "ten-foot" offering the potential for vehicular access from the rear, if required.

Back into the property and up to the first floor accommodation, there is a light and airy central landing area providing access to the family bathroom, two double bedrooms and a single bedroom, all rooms retain their original period internal doors which have been over-boarded but are waiting to be exposed and restored, there is also access to the loft storage from this landing.

The family bathroom is mainly tiled for practicality, there is a pedestal wash basin with an illuminated and mirrored vanity unit above, a closed-coupled W.C and a panelled bath with a shower over. The shower is powered by a Chrome, thermostatic mixer valve providing high water pressure, there is an extractor over the shower and a retractable glass shower screen for convenience.

The principal bedroom to the front of the property is a bright and airy room, benefitting from a large walk-in bay window and a vast array of bespoke, fitted wardrobes and cupboards, all complete with alcove lighting. This is a large double room and provides ample space and significant, practical yet stylish storage.

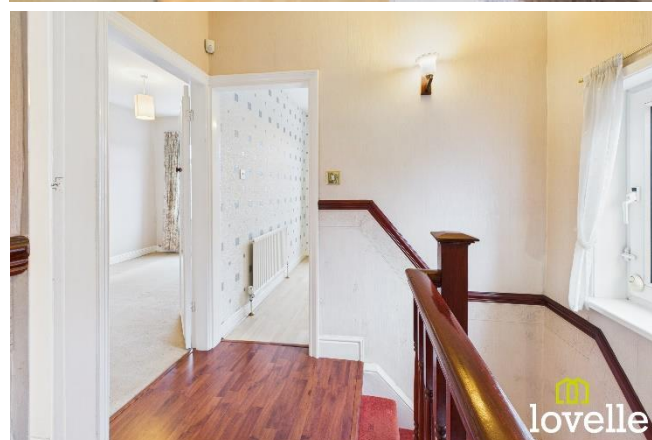
Bedroom No. 2 is a comfortable double and sits to the rear of the property with a large window providing views across the rear garden, there is a fitted wardrobe to the corner of this room.

Bedroom No. 3 is a comfortable single, also to the rear of the property, the room is laid to beech-effect wooden flooring and also benefits from a large window with views across the garden.

It is worth noting that the windows to the front of the property have been sympathetically replaced with double glazing units which incorporate the original stained glass window design and all windows throughout the property are dressed with a combination of custom-made Venetian blinds and or bespoke curtains, there is also a hard-wired intruder alarm system throughout the property.

To the front exterior, this property sits handsomely having retained it's original architectural styling. Guttering, fall-pipes, soffits and facias have all been upgraded to limited maintenance u.P.V.C and a period colour scheme has been used to pick-out the architectural details. There is a driveway providing off-road parking, the front garden is laid to slate gravel, the front fencing has been recently replaced and the entrance porch has been finished with Terracotta quarry tiles for warmth of colour and durability.

This house has been a loved and cherished home, it is well-equipped, fantastically appointed and has been fastidiously maintained. This property will make a fabulous family home and is ready for its new custodians to enjoy all it has to offer!







## PARTICULARS OF SALE

### Hallway

**1.7m x 3.85m (5'7" x 12'7")**

Entered through a high-security Composite door, this welcoming hallway with wood-effect flooring and a carpeted flight of stairs rising to the first floor, enjoys a central heating radiator, storage cupboard and provides access to the ground floor accommodation.

### Cloak Room

**1.01m x 2m (3'4" x 6'7")**

Comprising of a close-coupled W.C., a countertop wash basin and mirrored vanity unit, offering ample storage. Tile effect flooring is complimented tiling to the walls. There is a central heating radiator and a uPVC double glazed window. The modern, Gas fired combi boiler is located within this room and housed discreetly within a wall unit.

### Sitting Room

**3.03m x 4.36m (9'11" x 14'4")**

Located at the front of the property and benefitting from a South-facing walk-in bay window, with period style stained glass uPVC double glazed windows. The room is centred around a feature fireplace set upon a marble hearth and framed with a decorative surround. There is wood-effect flooring running throughout, alcove lighting and a central heating radiator.

### Dining Room

**3.25m x 3.41m (10'8" x 11'2")**

Enjoying an open plan layout from the sitting room, this dining room boasts light and space for a family sized dining suite. The wood-effect flooring continues from the sitting room, the neutral décor makes for an inviting area to entertain family and friends. There are double, uPVC French doors which lead to the rear garden and a central heating radiator.

### Kitchen

**3.11m x 2.69m (10'2" x 8'10")**

Fitted with a range of Beech-effect wall and base units with contrasting stone-effect work surfaces over, there is splash back tiling to the walls. and a polished steel sink with drainer and Swan-neck mixer tap. This kitchen is well-equipped with double high-level fan-assisted ovens, stainless steel four ring gas hob with stainless steel splash back and extractor chimney over, plumbing for a washing machine and space for an under-counter fridge and freezer. Beech effect flooring, counter-top lighting, a central heating radiator and a picture uPVC double glazed window.

### Sun Room

**3.24m x 2.86m (10'7" x 9'5")**

Flooded with natural daylight, this extended room to the rear of the property offer pleasant views across the garden, a uPVC patio door leads to the private garden and uPVC picture windows all around capture the late afternoon sunshine and sunset. There is a ceiling fan light, tile effect flooring and two central heating radiators.

### Central Landing

**1.39m x 2.64m (4'7" x 8'8")**

Providing access to the first-floor accommodation, this is a bright and airy landing area with a polished timber gallery balustrade and an east-facing uPVC window.

### Bedroom No. 1

**2.98m x 4.13m (9'10" x 13'6")**

The principal bedroom to the front of the property enjoys a vast array of bespoke fitted furniture creating an abundance of storage space. To mirror the sitting room below there is a South-facing walk-in bay window, fitted with period-style stained glass uPVC windows. This warm and inviting room offers wood-effect flooring, alcove lighting and a central heating radiator.



### Bedroom No. 2

**2.79m x 3.69m (9'2" x 12'1")**

A further double bedroom, located to the rear of the property and with a large window providing views across the garden. There is a carpeted floor, a central heating radiator and a fitted wardrobe.

### Bedroom No. 3

**2.32m x 2.75m (7'7" x 9'0")**

A comfortable single bedroom or excellent home office. Also quietly located to the rear of the property, with a large window providing views across the garden. The room is laid to wood-effect flooring and there is a central heating radiator.

### Family bathroom

**1.71m x 2.19m (5'7" x 7'2")**

Fitted with a coloured porcelain suite, comprising of a panelled bath with mixer shower over, a pedestal wash basin and a close-coupled W.C. There is cushion flooring, complimented with wall tiling to the water sensitive areas and an illuminated and mirrored vanity unit. There is a central heating radiator, extraction and a period-style stained glass uPVC double glazed window to the front of the property.

### Front Garden

Laid with decorative gravel and planted with a stunning and well-established Hydrangea. There is a driveway providing off-road parking, a pedestrian gate to the rear garden through secure fencing and a recently relaced timber fence to the front boundary.

### Rear Private Garden

Enjoying a sheltered, north-westerly facing aspect the rear garden is laid to a mixture of artificial lawn, timber decking and paving, all providing a pleasant outdoor seating environment to relax in. There is a generous summerhouse and excellent woodshed. The boundary is secured with timber fencing.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of City of Hull 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

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.

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



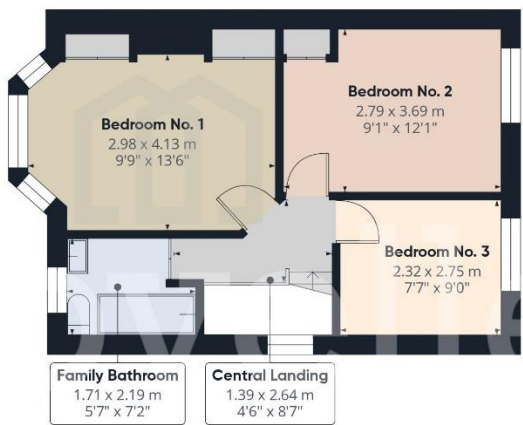
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



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

87.5 m<sup>2</sup>  
942 ft<sup>2</sup>

Balconies and terraces

10.1 m<sup>2</sup>  
109 ft<sup>2</sup>

Reduced headroom

1.1 m<sup>2</sup>  
12 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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