



Etherington Road, Kingston upon Hull  
O.I.E.O £150,000





## KEY FEATURES

- Three Bedrooms
- Mid-Terrace
- Total Area 85m2
- Two Reception Rooms
- Large Garden
- Driveway
- Off-Street parking
- Spacious Rooms
- Close to Amenities
- Popular Location
- EPC rating C



## DESCRIPTION

Lovelle are proud to present to the market this well-presented mid-terrace house, offering an excellent opportunity for those seeking a spacious and conveniently situated family home in Etherington Road. Boasting three generously proportioned bedrooms, the property provides flexible accommodation suitable for a variety of living arrangements. With a total area of 85 square meters, each room has been carefully designed to maximise space and comfort throughout.

The entrance opens to a welcoming hallway and leads through to two well-sized reception rooms, offering versatile spaces for both living and dining. The layout is practical, ensuring that natural light permeates the living areas and creates a bright, inviting atmosphere. The property further benefits from a large south-west garden, presenting ample space for outdoor relaxation or recreation, as well as offering considerable potential for gardening enthusiasts.

Practicality is enhanced with off-street parking, set on a private driveway, providing convenient vehicle access and additional peace of mind. Positioned in a popular location, the property is well suited to those seeking access to a host of nearby amenities, ensuring ease in day-to-day living and connectivity with the surrounding community.

The accommodation represents a balanced blend of comfort and space, ideal for those seeking a well-located and accessible home within a sought-after area.

### Local area

Situated in Kingston upon Hull, the property enjoys close proximity to a variety of local amenities, including shopping, leisure facilities, and schools, all positioned to offer ease and convenience. The area is renowned for its welcoming community feel and excellent transport links, ensuring straightforward access to the wider city and beyond. Residents benefit from both the vibrancy of urban living and the tranquility offered by neighbouring green spaces, making this a desirable location for all.





## PARTICULARS OF SALE

### Hallway

**3.39m x 1.55m (11'1" x 5'1")**

Step inside the property where you will find to the ground floor, two reception rooms, the contrasting kitchen, sunroom, with the stairway leading to the first floor with three bedrooms and the family bathroom.

### Reception Room

**4.07m x 3.54m (13'5" x 11'7")**

The first reception room offers space with large bright windows to the front of the property allowing for plenty of natural light. With an electric fire, all neutrally decorated throughout.

### Reception Room

**3.4m x 5.21m (11'2" x 17'1")**

Through to the next reception / dining room, neutrally decorated with doors to the rear leading to the private garden. From the dining / reception room you have another

### Kitchen

**3.07m x 2.64m (10'1" x 8'8")**

The kitchen which has been fitted with an array of contrasting worktops, modern and sleek, base and wall units. Comprising of a built-in oven and four gas hobs, with the door to the rear providing access to the sunroom.

### Sunroom

**1.54m x 2.65m (5'1" x 8'8")**

The sunroom offers extra space with windows surrounding.

### Bedroom

**4.21m x 3.11m (13'10" x 10'2")**

A good-sized bedroom with windows to the rear overlooking the private garden.

### Bedroom

**3.45m x 2.61m (11'4" x 8'7")**

A good-sized bedroom with a storage cupboard, and the window to the front of the elevation.

### Bedroom

**2.53m x 3.28m (8'4" x 10'10")**

A good-sized bedroom with windows to the rear overlooking the private garden.

### Bathroom

**1.7m x 1.68m (5'7" x 5'6")**

The family bathroom consisting of a three-piece suite and the window to the front elevation



## TENURE

The tenure of this property is Freehold.

## LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

## 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.

## 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.

## 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.

## 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.

## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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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.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

 <p><b>Floor 0</b> Building 1</p>		<div></div> <div><p><b>Approximate total area<sup>(1)</sup></b></p><p>91.5 m<sup>2</sup> 983 ft<sup>2</sup></p><p><b>Reduced headroom</b></p><p>0.3 m<sup>2</sup> 4 ft<sup>2</sup></p></div>
 <p><b>Floor 1</b> Building 1</p>		
 <p><b>Floor 0</b> Building 2</p>		

(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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