

3 Bedroom Terraced House

The Limes, Ella St, Hull, HU5 3BA

£169,950



- PERIOD STYLE PROPERTY • TREE LINED VILLA OFF ELLA STREET • 3 BEDROOMS • DUAL ASPECT THROUGH LOUNGE/DINING AREA • GROUND FLOOR WET ROOM • PLEASANT REAR GARDEN • NO CHAIN INVOLVED • EARLY VIEWING HIGHLY RECOMMENDED





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The property is perfectly placed within an attractive villa just off Ella Street. A lawned tree lined approach to the property is the beginning of the experience with this traditional property.

The property has recently had a full re-wire and undergone majority new plastering throughout offering a blank canvas for the discerning buyer.

The internal accommodation briefly comprising of an entrance hall, pleasant dual aspect through lounge/dining area, breakfast and ground floor wet room.

To the first floor there are 3 generously proportioned bedrooms.

Outside to the rear the garden is mainly laid to lawn with flower and shrub borders.

There is also a timber pergola over a seating area and a further paved patio seating area inset to the rear.

As one would expect from a property of this calibre there is a gas central heating system and double glazing.

An opportunity not to be missed!

The property is offered with vacant possession on completion and with no chain involved.

Location

Ella Street has a unique community spirit playing host to many events throughout the year. The property is just a short stroll to all amenities much needed for day to day living.

Along Newland Avenue there are interesting busy local independent traders and high street supermarkets however regular public transport connections provide easy access to they city centre.

Reputable schools, colleges, academies and the University of Hull are just a short commute from the property.

As one would expect there is a Health Centre, Post Office, GP Surgery and library close by.

For those wishing to spend quality leisure time with friends and family the area has a very cosmopolitan feel with many vibrant and well visited multicultural cafe bars and restaurants to choose from just around the corner on the neighbouring Princes Avenue.

The historic Pearson Park with a children's play area is easily accessed.

All in all a great place to live!!

Property Description

Ground Floor

Entrance Hall - Open arched entrance porch with partial tiling to the walls and double glazed entrance door with overhead screen windows leading to entrance hall.

Staircase off to 1st floor.

Cornice.

Radiator.

Dual Aspect Through Lounge/Dining Area - 24' 8" x 11' 7" (7.52m x 3.55m) To extremes and widening to 3.63m in dining area.

Double glazed bay window with aspect over the front garden area and double glazed french doors with overhead screen window providing views and access to the rear courtyard garden and the main garden beyond. Modern fireplace with matching back and hearth.

Glazed partition screen window.

Understairs cloaks recess and meter cupboard.

Radiators.

Breakfast Kitchen - 15' 4" x 8' 2" (4.7m x 2.5m) Extremes to extremes.

Double glazed window with aspect over the rear walled courtyard garden.

Range of matching base, drawer and wall mounted units



with matching glazed display cabinets and open display shelving.

Further unit housing 1 1/2 bowl single drainer sink unit with a swan neck mixer tap over and a tiled splashback surround.

Wall mounted gas central heating boiler.

Plumbng for automatic washing machine.

Space for cooker.

Space for upright fridge freezer.

Double glazed rear entry door.

Wet Room - With a 3 piece suite comprising of walk in seated shower, pedestal wash hand basin with a tiled splash back surround and low flush WC.

Extractor.

Radiator.

Double glazed opaques windows.

First Floor

Landing - Split level.

Spindle rail enclosure.

Loft ladder through to roof void.

Bedroom 1 - 13' 10" x 11' 1" (4.24m x 3.38m) To extremes and plus recess.

Double glazed window to the front garden area.

Built in single storage cupboard.

Radiator.

Bedroom 2 - 11' 1" x 8' 7" (3.38m x 2.63m) To extremes and plus recess.

Double glazed window with aspect over the rear garden area.

Built in single storage cupboard.

Radiator.

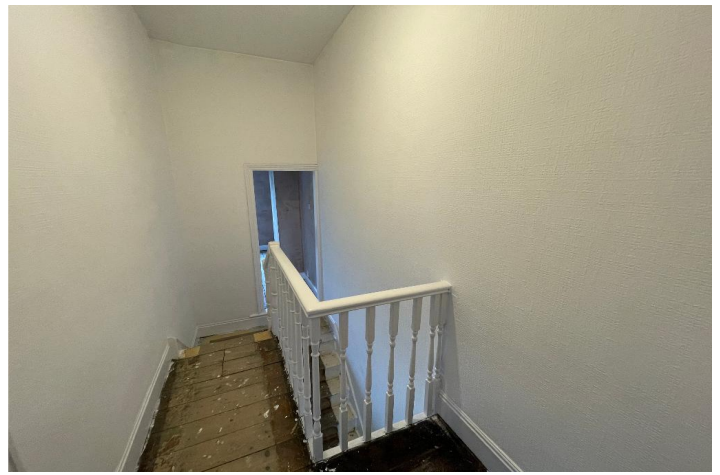
Bedroom 3 - 10' 6" x 8' 2" (3.22m x 2.49m) Double glazed window with aspect over the rear garden area.

Radiator.

Exterior

Outside - To the rear there is a walled courtyard area. The garden is mainly laid to lawn with flower and shrub borders. There is also a timber pergola over a seating area and a further paved patio seating area inset to the rear. The garden has a low level timber boundary fence and matching access gate leading to a pedestrian walkway which is high level security gated to Ella Street.

Council tax band: A



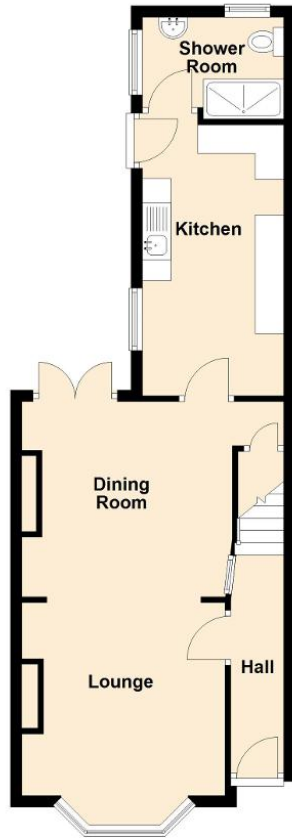
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to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



Ground Floor

Approx. 47.9 sq. metres (515.5 sq. feet)



First Floor

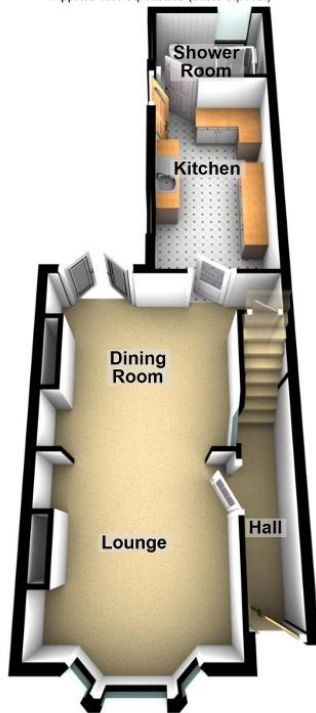
Approx. 39.6 sq. metres (426.6 sq. feet)



Total area: approx. 87.5 sq. metres (942.1 sq. feet)

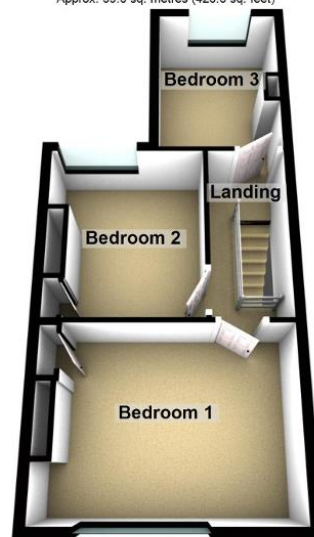
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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