

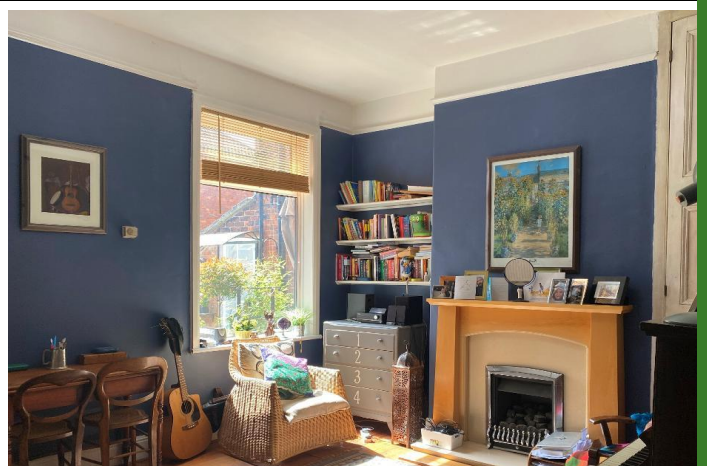
## 2 Bedroom

Ella Street, HULL, HU5 3AJ

£180,000



- A TRULY DESIRABLE PROPERTY
- A TRADITIONAL BAY FRONTED HOUSE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- BOARDED LOFT SPACE
- INTERNAL VIEWING HIGHLY RECOMMENDED





## 2 Bedroom Terraced House

£180,000

Ella Street, HULL, HU5 3AJ

A truly desirable property which is perfectly placed within this most sought after residential area.

A traditional bay fronted house which is arranged to three floors with a recently installed boarded loft space.

The internal accommodation briefly comprises of an entrance hall which extends through a bay windowed lounge and further leads through to a rear sitting room or formal dining room.

The kitchen has an attractive range of units which are further complimented with integrated appliances and coordinating fixtures and fittings.

To the first floor there are two aesthetically pleasing bedrooms, a spacious bathroom with a white three piece suite and contrasting tiled surround.

A fixed staircase from the landing leads to a recently installed boarded loft space, a great versatile area - ideal for use as a home office, hobbies space etc.

Outside to the rear is an enclosed garden with established plants, flowers and shrubs and a patio seating area in set.

As one would expect there is a gas central heating system and double glazing.

Early internal viewing is highly recommended and essential!

## Location

Ella Street has a unique community spirit with many local amenities all within a convenient proximity to the property.

There are busy interesting local traders along the neighbouring Newland Avenue area, with regular public transport connections providing easy access to the city centre and surrounding areas.

There are highly reputable Schools, Colleges and Academies. The University of Hull is also conveniently placed nearby.

Regular public transport links create easy access to the city centre and surrounding areas.

The historic Pearson Park is just around the corner along the neighbouring Princes Avenue, Princes Avenue is a fairly cosmopolitan area with a superb choice of busy, vibrant Cafe Bars and Restaurants. Ella Street also plays host to many special events throughout the year bringing the neighborhood together!

## Property Description

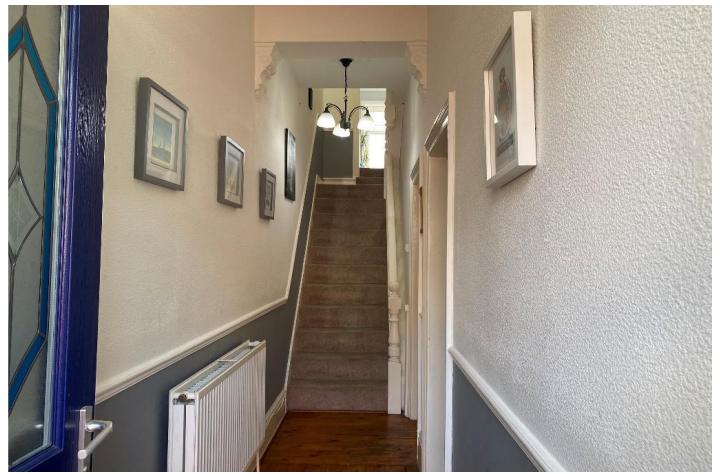
### Ground Floor

**Entrance** - Open arched entrance porch leads to a double glazed front entrance door with matching overhead screen windows.

**Entrance Hall** - Spindle staircase off to the first floor Mid Level dado rail, arched corbels, cornice, radiator and solid panel wood flooring.

**Lounge** - 14' 0" x 12' 6" (4.29m x 3.82m) Extremes to Extremes  
Double glazed bay window with aspect over the front forecourt area.  
Fireplace with tiled back and hearth housing a coal effect living flame gas fire  
Wall light points  
High level picture rail  
Ceiling rose  
Cornice  
Radiator  
Solid panel wood flooring.

**Rear Sitting Room/Dining Room** - 12' 4" x 11' 3" (3.77m x 3.44m) Extremes to Extremes plus recess  
Double glazed window with aspect over the rear garden area.  
Modern fireplace matching back and hearth housing a coal effect living flame gas fire.



High level storage cupboard with shelving and an open display shelving to the recess.

Under stairs cloaks recess and meter cupboard

Radiator

High level picture rail

Solid panel wood flooring

**Kitchen - 11' 3" x 9' 6" (3.45m x 2.92m)** Extremes to Extremes

Double glazed window with aspect over the rear garden area.

Range of matching base drawer and wall mounted units with matching glazed display cabinets.

Coordinating roll edged laminate work surface housing a single drainer sink unit and a mixer tap over with a contrasting tiled splash back surround.

A further work surface houses a hob, built in oven beneath and a built in extractor fan over, also with a tiled splash back surround.

Space for a larder fridge

Double glazed rear entrance door.

Radiator

Coordinating ceramic tiled flooring

**Laundry -** Plumbing for automatic washing machine

Double glazed window looking out over the rear garden area

High level wall mounted storage cupboard

Coordinating tiled flooring

## First Floor

**Landing -** Split level with spindle rail enclosure

Fixed stair case off to the boarded loft space

**Bedroom One - 16' 3" x 11' 7" (4.97m x 3.55m)** Extremes to Extremes

Double glazed window with aspect over the front forecourt area.

Fireplace with canopied open grate for display purposes only with a tiled insert

Radiator

Cornice

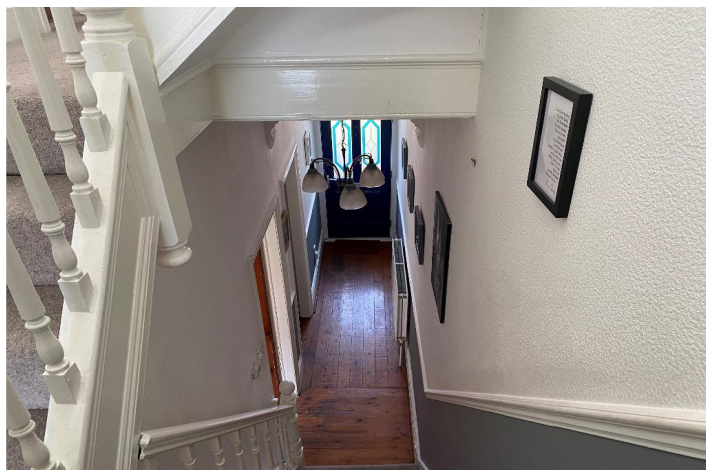
**Bedroom Two - 12' 6" x 10' 6" (3.83m x 3.21m)** Extremes to Extremes

Double glazed window with aspect over the rear garden area

Ornate bedroom fireplace with open display grate and over mantel.

Built in storage cupboard with matching over head storage unit.

Radiator



**Bathroom** - Three piece suite comprising of a panel bath, pedestal wash hand basin, low flush WC all with a contrasting tiled surround.

Electric shower over the bath with a fixed shower screen

Chrome fittings to the sanitary ware

Built in storage cupboards

Radiator

Double glazed opaque window

Coving

## **Second Floor**

**Boarded Loft Space - 12' 1" x 14' 2" (3.69m x 4.33m)** Extremes to Extremes

Fitted Velux skylight window

Built in vanity wash hand basin with storage space beneath

Power and light

**Council tax band: B**

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked 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.





Total area: approx. 119.1 sq. metres (1281.6 sq. feet)

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         | 71   C    |
| 55-68                    | D             |         |           |
| 39-54                    | E             | 52   E  |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |



**Disclaimer:** 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.