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Limb
MOVING HOME

132 Ella Street, Hull, HU5 3AX

- Spacious & Charming Terrace
- Three Double Bedrooms
- Two Shower Rooms
- Council Tax Band = B
- Bespoke Solid Wood Kitchen
- Lounge & Diner With Fireplaces
- Attractive Rear Garden
- Freehold / EPC = D

£249,000

INTRODUCTION

Charming Terraced Home with Modern Flair: This well-presented terraced property boasts stylish interiors, original character, and modern touches, including beautiful lead-weighted solid timber double glazed sash windows to the front. The spacious accommodation features an entrance hallway, a generous lounge and diner with open cast fireplaces, a bespoke dining kitchen, and a study. The first floor offers three generous double bedrooms, a shower room with a separate WC, and a convenient en-suite shower room.

The property also benefits from a small front garden and a low-maintenance rear garden with gravel, paving, attractive planting, and a rear pedestrian gate.

LOCATION

The property lies within the conservation area of Ella Street and is an established avenue situated between Chanterlands Avenue and Princes Avenue. The area affords an excellent range of local amenities, independent traders, cafes and eateries providing the very best of community living with so much on your door step. Regular public transport is available nearby providing easy access to the city centre and surround areas. Pearson Park is also situated within striking distance. Well regarded schools, colleges and academies together with the University of Hull are all available nearby.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With stripped and sealed floorboards and staircase leading up to the first floor with cupboard under.

LOUNGE

13'2" x 12'7" approx (4.01m x 3.84m approx)
Enjoy the bright and airy atmosphere of the lounge, enhanced by a front-facing bay window with quality lead-weighted solid timber double-glazed sash windows. The room also features a fireplace with a cast insert, open fire, and tiled hearth plus stripped and sealed floorboards.

DINING AREA

12'5" x 11'0" approx (3.78m x 3.35m approx)
With feature fire surround with cast insert and open fire, stripped and sealed floorboards and French doors lead out to the rear garden.

DINING KITCHEN

19'9" x 11'6" approx (6.02m x 3.51m approx)
Fitted with a bespoke range of solid wood units and solid oak worktops incorporating a butler sink, integrated dishwasher and washing machine. There is space for a range style cooker with filter above plus space for an American style fridge/freezer. External access door to garden and window to side.

STUDY

11'6" x 9'2" approx (3.51m x 2.79m approx)
With cupboard to corner and windows to two elevations.

FIRST FLOOR

LANDING

Split level landing giving access to all bedrooms.

BEDROOM 1

12'7" x 11'0" approx (3.84m x 3.35m approx)
With bay window comprising a lead weighted solid timber double glazed sash window to the front elevation.

EN-SUITE SHOWER ROOM

With suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Solid timber lead weighted sash window to the front elevation.

BEDROOM 2

12'1" x 10'10" approx (3.68m x 3.30m approx)
Window to rear. Cupboard to corner.

BEDROOM 3

11'7" x 9'3" approx (3.53m x 2.82m approx)
Window to rear.

SHOWER ROOM

With walk in shower and vanity unit with wash hand basin. Window to side.

W.C.

With low flush W.C.

OUTSIDE

The property also benefits from a small front garden and a low-maintenance rear garden with gravel, paving, attractive planting, and a rear pedestrian gate.

HEATING

Gas fired central heating.

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

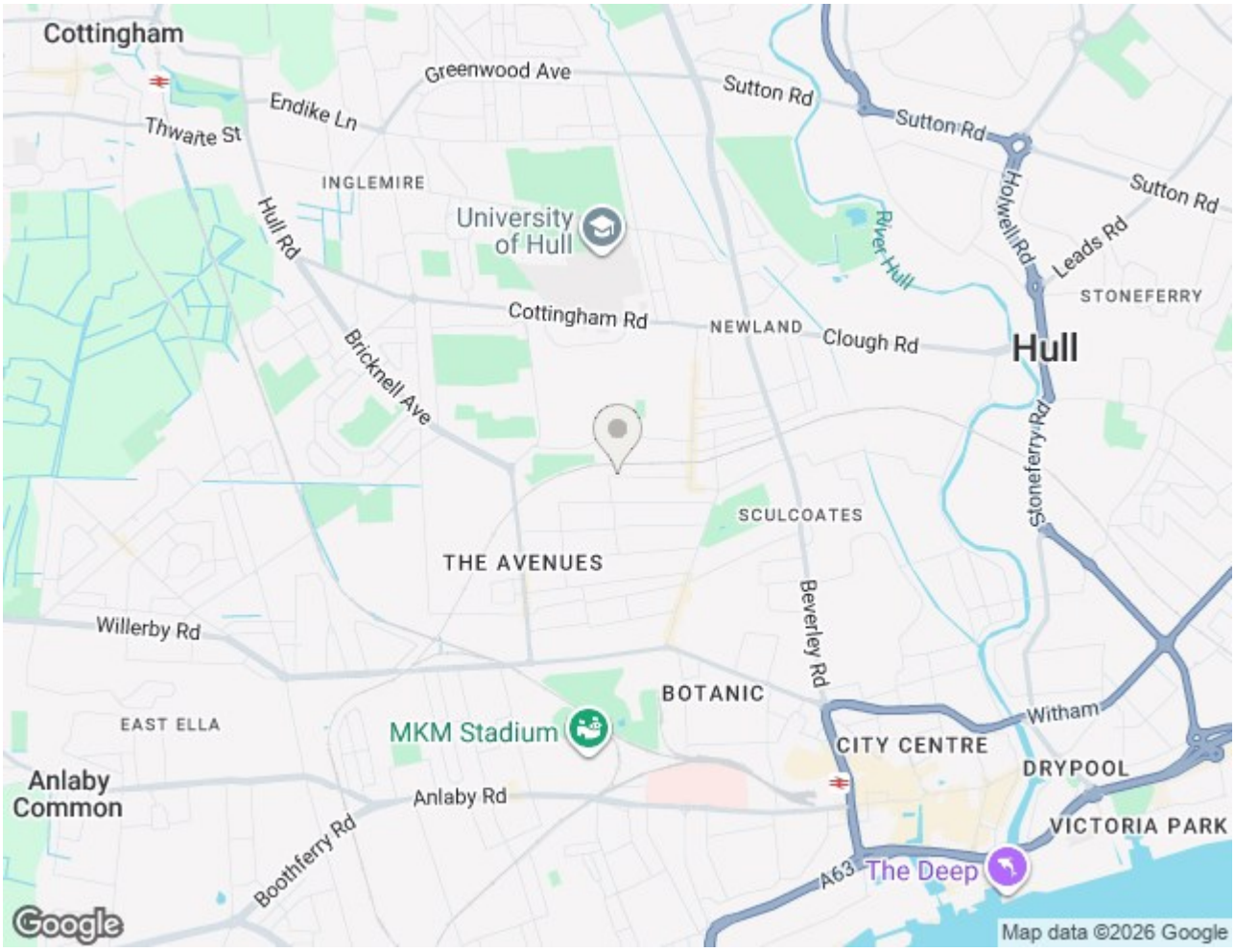
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

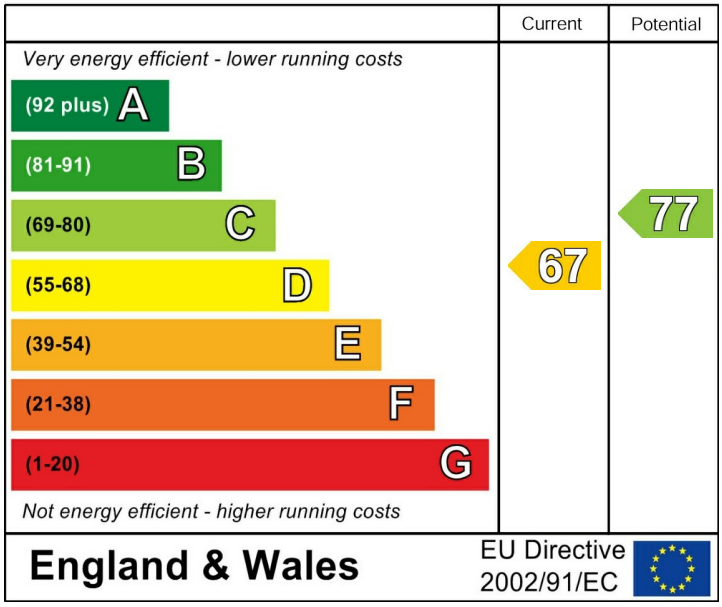
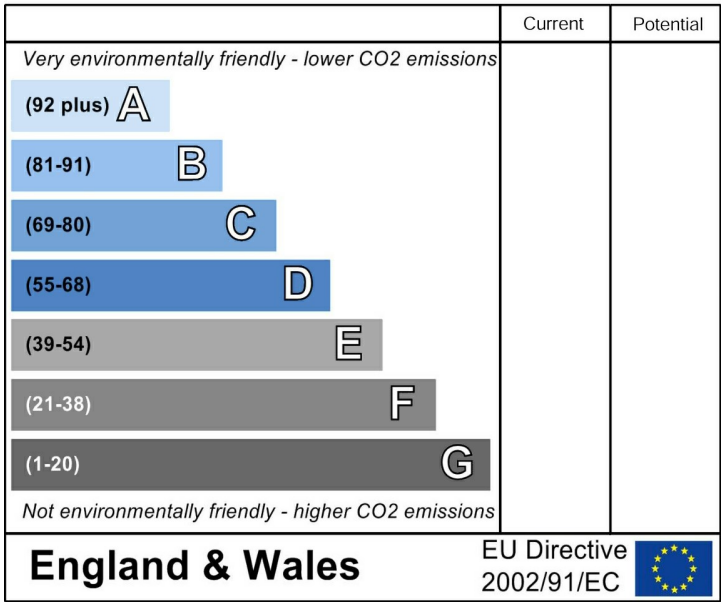
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Total area: approx. 130.3 sq. metres (1402.2 sq. feet)

132 Ella Streeet, Hull

Energy Efficiency Rating



Environmental Impact (CO_2) Rating