

**staniford**  
grays



124 Victoria Avenue, Hull, HU5 3DT

£334,950









# 124 Victoria Avenue

Hull, HU5 3DT

- OVER 1500 SQUARE FEET IN SIZE
- 4 BEDROOMS
- COSMETIC UPGRADE POTENTIAL
- VERSATILE LAYOUT
- GATED DRIVEWAY AND GARAGE PARKING
- STUNNING AND EXPANSIVE GARDENS
- NO ONWARD CHAIN
- POPULAR AVENUES LOCATION

## AVENUES HOME WITH GATED DRIVEWAY PARKING AND GARAGE

Offering a wealth of character and being deceptively spacious in size, with over 1500 square feet of living space provided over two floor levels. The property on offer serves as a genuine lifestyle opportunity for a family home or property investor.

Located on the highly desirable Avenues district and forming part of a well-regarded conservation area with some cosmetic and internal upgrades likely to be undertaken to this family home.

The living accommodation benefits from 3 sizable reception spaces and 4 bedrooms, having a versatile layout and must be seen to be fully acknowledged. A generous gated driveway provides ample provision for parking for multiple vehicles with the benefit of a detached garage also.

The living space briefly comprises; Reception Hallway leading through to a Formal Lounge space, second Reception Space/Sitting Room, Dining Room/Snug with a garden facing Kitchen beyond and Cloakroom W.C.

To the first floor level a landing provides access to an additional Four Bedrooms and House Bathroom.

Externally expansive private gardens feature offering good levels of seclusion and is offered to the market with No Onward Chain.



£334,950



## GROUND FLOOR

### STORM PORCH

#### ENTRANCE HALLWAY

A welcoming entrance to this generously appointed family home with a number of traditional character features throughout, including lead insert stain glass window with complementary window panes to side & over, panelled wall detailing with picture rail, balustraded staircase to first floor level, with feature newel post and exposed oak balustrade. Access is provided to ground floor reception spaces and inner hallway, with understairs storage cupboard housing meter auxiliaries and alarm console.

#### RECEPTION LOUNGE

16'3" x 13'10" (4.96 x 4.23)

Boasting a front facing orientation with excellent levels of natural daylight via oversize uPVC double glazed bay window with lead inserts, picture rail, a central focal point is provided via gas fire insert with traditionally style decorative stone and hardwood surround.

#### RECEPTION ROOM TWO / SITTING ROOM

12'4" x 14'0" (3.78 x 4.28)

A versatile second reception space used currently as an informal lounge area, with a brick detailed fireplace with open fire insert, full garden views via uPVC double glazed French doors with glazed lead insert over, serving hatch into kitchen and consequently could be used as a formal dining space if required.

#### BREAKFAST ROOM

10'8" x 7'10" (3.26 x 2.41)

Leading from the entrance hallway and directly into the kitchen, having been used currently as an informal dining space but could also be used as a snug.

#### BREAKFAST KITCHEN

11'10" x 13'3" (3.63 x 4.04)

Neutrally appointed throughout with a range of Shaker style wall and base units with cabinetry to three wall lengths and providing generous drawer and cupboard space. With uPVC double glazed window to both side and rear elevations providing full open garden views. Ample space is provided for freestanding white goods and plumbing for washing machine. Inset stainless steel sink and drainer with mixer tap, tiling to splashbacks, terracotta tile flooring, uPVC double glazed access door to side driveway and access through to...

#### CLOAKROOM / W.C

With high flush w.c.





## FIRST FLOOR

### LANDING

18'11" x 7'11" (5.79 x 2.43)

(narrowing to 0.82m)

With access provided to four generously appointed bedrooms, loft access point, decorative stained glass window to side elevation.

### BEDROOM ONE

16'1" x 11'4" (4.91 x 3.46)

With uPVC bay window with lead inserts to the front facing pleasant street scene of The Avenues, fitted wardrobes with locker storage and additional storage cupboard.

### BEDROOM TWO

14'5" x 11'6" (4.41 x 3.51)

Of double bedroom proportions, with double glazed window to the rear elevation, fitted storage and locker storage with additional cupboard also.

### BEDROOM THREE

11'4" x 12'2" (3.47 x 3.71)

With full garden outlook, fitted cupboard and uPVC double glazed window.

### BEDROOM FOUR

8'0" x 8'11" (2.44 x 2.72)

With a front facing elevation via lead insert uPVC double glazed window, has potential to be used as a fourth bedroom or alternatively a study area.

### HOUSE BATHROOM

Immaculately appointed throughout with a three piece white suite incorporating enamel panelled bath, pedestal wash hand basin, low flush w.c, freestanding corner shower cubicle with Aqualisa mains fed showerhead and console, splash screening with tiling to majority splashbacks and feature tiled border, uPVC privacy window and additional privacy window also.

### EXTERNAL AREAS

The property for sale remains deceptively spacious (extending over 1500 sq ft in size) boasting a wealth of character and feature throughout, with some likely modest cosmetic internal upgrades to be undertaken by the purchaser.

Boasting a prominent street scene setting with dedicated parking and access to a side driveway with parking provision for multiple vehicles, low level pillared wall to the front boundary perimeter with established hedging and laid to lawn grass section also. Oversized wrought iron access gates lead down the side of the property to further parking area, in turn to a

### DETACHED GARAGE

17'8" x 9'2" (5.40m x 2.80m)

with double doors, internal windows and full power and lighting.

A patio terrace extends from the immediate building footprint with raised planters, established shrubbery/planting to borders, opening through to an expansive laid to lawn grass section with the boundaries being tree lined by Lombardy Poplars, boarded fencing to perimeters and further planting to the rear, being private and enclosed throughout and enjoying a bright and sunny outlook.

### FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

### SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the Hull City Council council tax band to be 'D'.

### TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

### VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

### MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.







Floor Plans



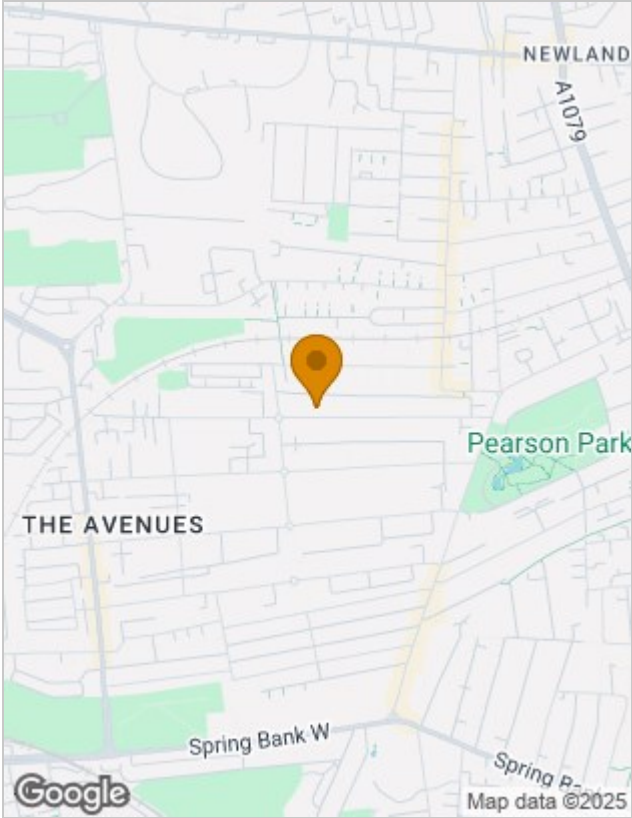
Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

