



Victoria Avenue, Hull, East Riding of Yorkshire
Asking Price £335,000

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lovelle



KEY FEATURES

- Victorian Terraced Property
- Five Bedrooms
- Family Bathroom & Separate W.C.
- Three Reception Rooms
- Fabulous Kitchen Diner
- Garden/ Sunroom
- South Facing Garden & Double Garage
- Tenure Freehold
- Council Tax Band E
- Total Room Area 179 Square Metres
- EPC rating C



DESCRIPTION

This TRADITIONAL VICTORIAN TOWN HOUSE dates back to the early 1900's. Having been loved by the current owner for over 40 years, this stunning home offers a blend of modern living with all the charm and elegance of a bygone era.

An original front entrance door with stained glass feature opens to welcome you in to view this wonderful home. An impressive hallway with ceiling corbels and an open balustrade staircase taking you up to the split level landing.

The light and airy LOUNGE has a feature high ceiling and skirtings, picture rails and an attractive bay window to the front aspect.

The formal DINING ROOM has French doors overlooking the courtyard and feature fireplace, a lovely room for entertaining family and friends.

The SNUG/ BREAKFAST ROOM has an attractive fireplace with LOG BURNING STOVE, lovely to cosy up to on those cold winter evenings.

At the heart of this family home is the modern DINING KITCHEN with adjoining GARDEN/SUN room, a fabulous space for the family to gather and experience culinary delights.

The split level landing provides space for a study area and FIVE first floor bedrooms, the FAMILY BATHROOM and separate W.C.

The SOUTH FACING rear garden is mainly to lawn, adorned with mature trees and colourful shrubbery, a wonderful outdoor space for the family to enjoy.

There is ten foot access to the DOUBLE GARAGE, providing off-street parking and external storage space

Immerse yourself in the exquisite charm and elegance this wonderful home has to offer.

Viewing is an absolute must





PARTICULARS OF SALE

Entrance & Hallway

A traditional front entrance door opens to welcome you in to view this beautiful home with feature corbels and an elegant staircase taking you up to the first floor. Doors open to the..

Lounge

4.78m x 4.49m

Light and airy lounge with feature bay window to front elevation, high ceilings, skirtings and picture rail, a lovely room to relax and unwind.

Dining Room

4.15m x 4.05m

The formal dining room features an open fire and French windows enjoying views over the courtyard, you can almost see Christmas day celebrations here, a wonderful room for entertaining family and friends.

Snug/ Breakfast Room

4.46m x 3.24m

A comfortable room with feature log burning stove, lovely to cosy up to on those cold winter evenings

Dining Kitchen

5.27m x 3.74m

A delight for the culinary member of the family the modern kitchen has a range of fitted units to base and walls with central island feature with induction hob and overhead stainless steel extractor hood. Built in oven and microwave, space for fridge freezer, plumbing for washing machine and space for tumble dryer and French doors to the sunroom.

Garden/ Sun Room

3.99m x 2.67m

A light, bright garden/ sunroom bursting with natural light from the south facing rear garden. A door provides access to the ground floor W.C. and sliding doors to the garden.

Bedroom One

4.81m x 3.76m

A sizeable double bedroom with feature fireplace and walk in bay window to front elevation.

Bedroom Two

4.15m x 4.07m

A double bedroom with feature fireplace and window enjoying views over the rear garden.

Bedroom Three

3.73m x 3.51m

A double bedroom with a range of fitted wardrobes. Feature period fireplace and bay window enjoying views over the rear garden.

Bedroom Four

2.91m x 2.43m

A further double bedroom

Bedroom Five

2.97m x 1.88m

A single bedroom.



Family Bathroom

2.49m x 2.10m

With three piece suite to include: panelled bath, pedestal wash basin and shower cubicle.

Cloakroom W.C.

1.76m x 1.03m

Part tiled walls with low level W.C.

Garden

Adorned with mature trees and shrubbery the south facing rear garden is mainly laid to lawn with a paved walkway leading to the garage.

Garage

A double garage with power and light.

Location

Located close to Princes Avenue, the property is well placed for access to the local amenities including Café Bars, Restaurants and Shops along Princes Avenue. The city centre and University are both accessible via a short commute.

Directions

From Newland Ave towards Edgcumbe St, Newland Ave turns slightly left and becomes Queens Rd. At the roundabout, take the 3rd exit onto Princes Avenue. Turn right onto Victoria Avenue.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of Kingston upon Hull - 01482 300300.

<https://www.hullcc.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

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A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



MAP

