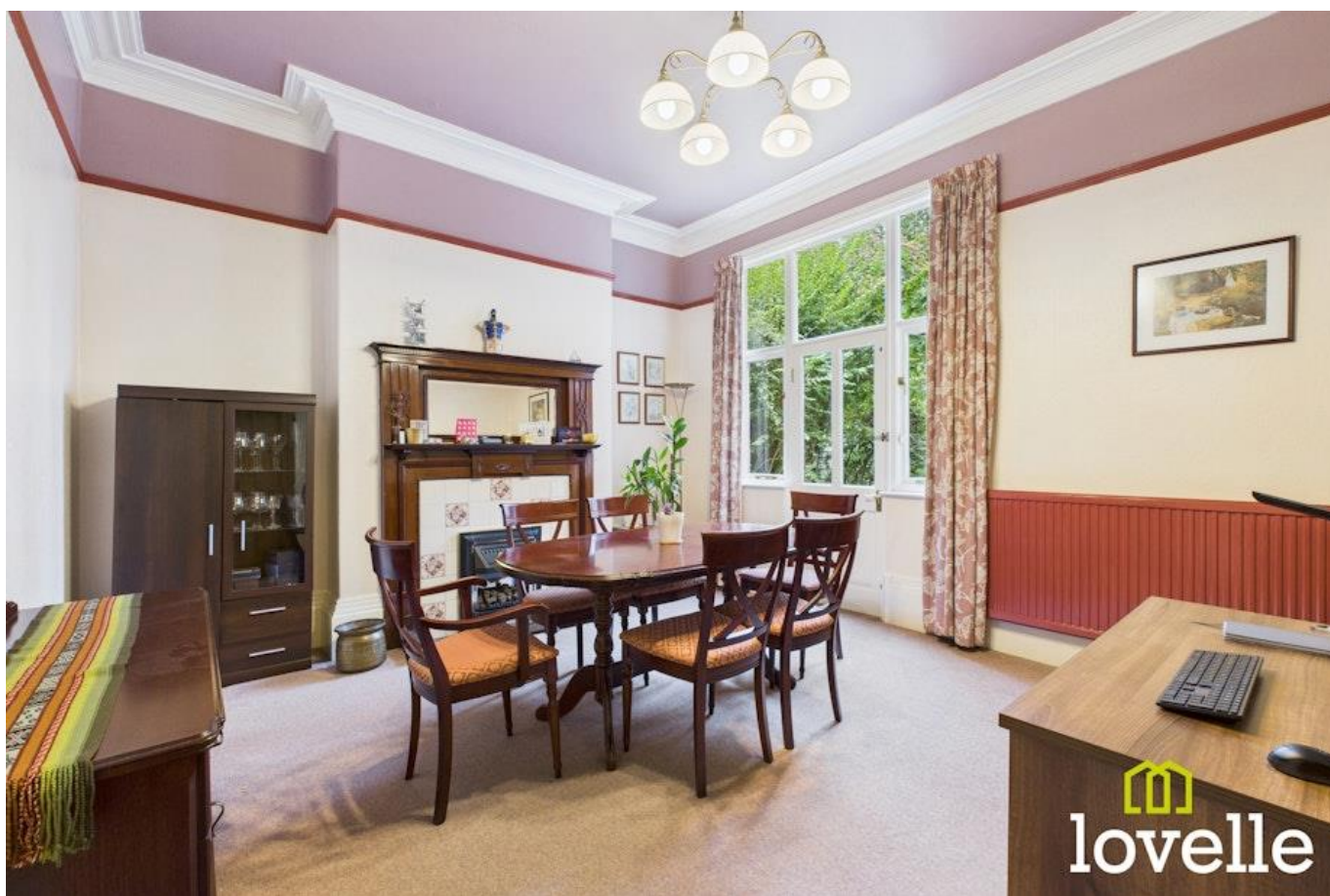




Marlborough Avenue, Kingston upon Hull
Offers in excess of £350,000





KEY FEATURES

- Avenues Property
- Semi-Detached Property
- Five Bedrooms
- Driveway and Off-Road Parking
- Large Private Garden
- Three Reception Rooms
- Victorian / Edwardian Features
- Ground Floor Wet Room and W.C
- Excellent Transport Links
- Total Area 196.2 square metres
- EPC rating: D



DESCRIPTION

Welcome to this enchanting family home, built across 1902 & 1903, the property sits on the cusp of both the Victorian & Edwardian architectural eras and displays the very best design features of these periods, in abundance. From the moment you step from the grand, tree-lined Marlborough Avenue, through the double entrance doors and into the storm porch you are greeted with the most elegant of glazed wall tiles, mosaic floor tiles and beautifully original stained glass. Creating a welcoming and stylish entrance, their intricate patterns and craftsmanship ensure this porch makes a great first impression to your guests and a warming welcome for you every time you return home!

Through to the grand hallway you are met with pitch pine architrave which beautifully frames the handsome, original panelled doors. Large, ornate plasterwork adorns the ceiling as magnificent corbels support a huge archway. The wide and sweeping staircase is flanked by a decorative newel post, intricately carved from a solid piece of rich, red mahogany. The handrail of the same timber is a-top a forest of turned spindles, painted brilliant white to contrast wonderfully and add even further period elegance to this room. The vast split-level landing is a continuation of the grandeur of the hallway up and onto the upper floor, leading you to 5 generous bedrooms and a family bathroom.

The sitting room presents 14" timber skirting, huge stepped plaster cornicing and an impressively detailed centre rose to the ceiling. Natural daylight floods the room through a huge, south-facing bay window while your gaze is drawn to the elegant feature fire surround. There is an overall feeling of period grandeur in this room.

Through into the dining room / second drawing room, you are again presented with an abundance of period features on a grand scale, a further period fireplace with over-mantle mirror sets the theme for this room. There is a large double-glazed window and door arrangement opening out onto the York stone flag patio. With the exception of the main entrance door, all windows throughout the property have been upgraded to double-glazed, timber replacements, made to the original design of the property.

The breakfast room offers teak parquet flooring, traditional plasterwork cornicing, a living flame gas fire with a feature fire surround and a wonderful bay window with views out to the garden which really opens up this intimate room to natural daylight. Through into the bright, light and modern kitchen there is a large range of shaker-style base and wall units, all custom built. Several lighting options are available for different events and three large pull-out pantry cupboards provide convenient and accessible storage. There are two high-level ovens, a recently installed full size dishwasher and a four-ring halogen hob with externally-vented extraction above.

On from the kitchen is a generously-sized laundry room with a series of wall and base units, a sink with drainer and chrome mixer tap there is space and plumbing for a washing machine and ventilation ducting for a tumble dryer. The Worcester-Bosch Greenstar 532 combination boiler is also located in this room conveniently placed for ease of Engineer servicing.

A ground floor wet room offers a convenient place to shower when returning after a bike ride or run or just as a useful downstairs W.C., located adjacent the rear entrance door to the property. A wet-room floor, bright white tiles floor to ceiling, a two-piece white suite comprising of a close-coupled W.C and large basin with integrated storage below and an illuminated vanity mirror. There is a dual-head shower powered by a thermostatic mixer valve, all in chrome and extraction directly above the shower.

The store to the rear offers additional great space as ambient food storage, a possible workshop or internal shed. There is power and lighting and a separate door to the garden.

To the first floor is a large family bathroom which has been recently updated, comprising of a generous walk-in bathtub, a separate shower cubicle with Chrome thermostatic mixer valve, a close-coupled W.C, the original Victoria basin has been retained with an upgrade to the chrome ware. The walls are stylishly tiled from floor to ceiling and the room is brightly illuminated by several chrome finished downlighters.

There are four double bedrooms and one single bedroom - Bedroom No. 1 to the front of the property benefits from a large south-facing bay window which floods the room in daylight, the original Victorian built-in wardrobe is adjacent to the chimney breast and large plasterwork cornicing remains to the high ceiling.

Bedroom No. 2 is a very generous room with high ceilings, it has a large window overlooking the garden and has retained many original features. These include the built-in Victorian wardrobe, deep skirting and architrave, a magnificent slate fire surround with cast iron and tiled insert and the cast iron fender are all still in place.

Bedroom No. 3 is to the rear with a full range of fitted wardrobes, a convenient wash-hand basin set into a vanity cupboard, a large bay window with fantastic views across the rear garden and charming Victoria fireplace.

Bedroom No. 4 is also to the rear with a fitted wardrobe and views to the side garden.

Finally Bedroom No. 5 to the front of the property, this is a spacious single bedroom with a large window looking out onto Marlborough Avenue. A high ceiling, tall skirting boards and original door with Victorian door furniture continue the period theme of this property.

To the outside and rear of the property is a spacious and well-designed garden offering a large York stone flagged patio, bordered by a mature herbaceous border containing many carefully selected shrubs and shaped trees. There is a generous lawned area, a greenhouse and a recently erected garden shed to the bottom corner of the garden, accessed by a continuation of the York stone flag paving. This all makes for a wonderfully relaxing area but also one which has been carefully planned to provide practicality and several different uses. There is outdoor lighting and power sockets available around the patio area.

To the side of the property is a full width car-port and a block-set driveway providing off-road parking for two vehicles behind period-style gates and railings and there is a double power socket for vehicle charging. The block-set paving continues conveniently around the front of the property to the front entrance porch, there is a border of mature shrubbery behind the period railings offering privacy from the road and softening the hard landscaping beautifully. The front of the property is a perfect mix of modern convenience and elegant Victorian style.

This property also benefits from being fully re-roofed in 2007, at which time the timber gutters and fascias were also replaced.

The property is in very good overall condition, having been well-maintained for the last 35 years under the custodianship of the current owners, it is a delight to see such a wonderful example of Victorian/Edwardian family home, fantastically preserved and ready for a new family to make this their home.



PARTICULARS OF SALE

Entrance

With double wood and glazed entrance doors, the porch features a fabulous entrance door with original stained glass panels, half-height Victorian glazed tiling and decorative quarry tiles to the floor.

Hallway

A superb entrance hall with stairs to the first floor accommodation, a large archway with impressive and detailed corbels, intricately carved mahogany newel post and handrail, understairs storage within a panelled cupboard and central heating radiator.

Sitting Room

A stunning reception room with a vastly high ceiling, a large walk-in bay window to the front elevation, feature fireplace, picture rail, cornicing, and 14" skirting and central heating radiator.

Dining / Drawing Room

A spacious and versatile reception room, a feature fireplace with over-mantle mirror, an imposing ceiling rose, picture rail, double glazed door to the rear elevation and central heating radiator.

Internal Vestibule

Offering a large storage cupboard and door to the side elevation, leading to the garden and a polished floor for ease of maintenance.

Breakfast Room

With a feature fireplace, teak parquet flooring, double glazed walk-in bay window to the side elevation and central heating radiator.

Kitchen Diner

Fitted with an extensive range of wall and base units and three pull out larder units in a shaker style with contrasting worktops. There are a range of fitted appliances including a halogen hob with extractor above, double eye-level ovens. Spaces for a dishwasher and fridge. Double glazed window to the side elevation and central heating radiator. There is a range of lighting options available in the room.

Utility Room

Fitted with a range of wall units, base unit with worktop having a sink and drainer, and space for an under counter washing machine. There is also ample space for several other appliances including dryer and chest freezer. Wall mounted Worcester boiler and double glazed window to the side elevation.

Store Room

Fitted with a range of shelving, a door to the rear garden, power and lighting.

Wet Room

With a wet room floor and tiled walls, fitted with a three piece suite comprising shower, low flush WC and vanity unit with half recessed hand basin. Spotlights to the ceiling, extractor fan, double glazed window to the side elevation and central heating radiator.

Split-Level Landing

With split level staircase, leading to all bedrooms and the house bathroom. Loft hatch and roof light.

Bedroom One

Substantial principle bedroom with large double glazed walk-in bay window to the front elevation, built-in Victorian cupboard and central heating radiator.

Bedroom Two

Spacious double bedroom with feature fireplace, built-in Victorian wardrobe, double glazed window to the rear elevation with views across the terrace and garden and a central heating radiator.

Bedroom Three

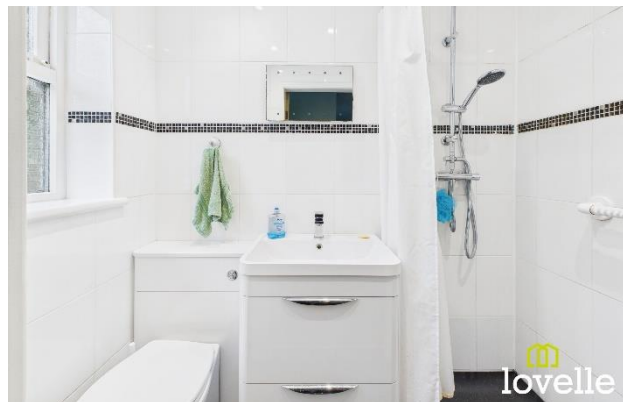
Spacious double bedroom with a feature fireplace and a range of fitted furniture including wardrobes and drawers. A double glazed walk-in bay window to the rear elevation overlooking the garden, wash hand basin and central heating radiator.

Bedroom Four

Double bedroom with fitted wardrobe, double glazed window to the side elevation and central heating radiator.

Bedroom Five

Double glazed window to the front elevation and central heating radiator.



Bathroom

Fitted with a four-piece bathroom comprising walk-in bath, shower cubicle with thermostatic control valve, low flush WC and original Victorian wash hand basin. There is also a vanity unit, spotlights to the ceiling, two double glazed windows to the side elevation and central heating radiator.

External

There is a block-set driveway to the side of the property providing off-road parking for two vehicles, covered by a full-width car-port and providing E/V charging. Double, period-style wrought-iron gates to the front separate the driveway from the pavement and large double timber gates at the end of the driveway provide vehicular access to the rear garden, there is a separate single pedestrian timber gate for accessing the same.

Frontage

All set behind period-style railings and gate, block-set paving provides an elegant and practical frontage to the property with a border of mature planting to provide privacy from the Avenue.

Rear Garden

A generous private garden laid to lawn and a York stone flag patio. Herbaceous borders provide mature and carefully planned planting, there is a greenhouse, garden shed, external power and lighting.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: D

This property falls within the geographical area of Hull City Council - 01482 300300.
<https://hull.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		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



