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Marlborough Avenue, Kingston upon Hull
Asking Price £325,000




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KEY FEATURES

- Avenues Property
- Victoria Period Features
- Two Loft Rooms
- Double Glazed
- Garage
- Close to Bars & Restaurants
- Close to Shops
- South Facing Courtyard Garden
- Transport Links
- Total Area 159.3 square metres
- EPC rating: D



DESCRIPTION

We are delighted to bring to the market this stunning Victorian family home. From the very first moment of approaching this property you are in no doubt of the love and care that has been bestowed upon it, few properties are in such fabulous condition and we feel honoured to be the agent who has been chosen to market this exceptional house!

Step through the re-crafted vestibule doors on onto the re-instated Victorian style Ceramic Flooring and you become immediately aware of the quality of the workmanship this house benefits from, I could write a full paragraph just about these lovingly re-created hardwood and stained-glass doors but we move on...

On through the internal front door which has been restored by Hulls' period glazing specialist "Norman Harrap", you are greeted by a warm, solid Oak, herringbone floor. Period decorative plasterwork, original Victorian internal doors, a cast iron column radiator and an exceptional level of Decor set the mood for the architectural treats which are about to be presented to you! The generous sitting room boasts a large walk-in bay window with views onto Marlborough Avenue, it is important to note that all of the windows throughout this property have been upgraded with bespoke, hardwood, double glazed replacements, all beautifully hand-made to the original Victorian design. The plaster cornicing and ceiling rose have been replaced by Hulls period plasterwork specialist, "Kingston Ornate". Architraves, deep skirtings and picture rails have been replaced, where required, throughout this property by Hulls timberwork specialists, Tradeline Joinery. The solid Oak, herringbone floor continues from the hallway into this room, there is a large cast iron column radiator and as a focal point, there is a Victorian tile and cast-iron fireplace, wonderfully framed by a magnificent Mackintosh-inspired surround.

Step through the beautifully crafted hardwood and stained-glass double doors into the dining room and you are again greeted by an abundance of period features, some original and others lovingly re-instated, this is a grand reception room which feels cosy and intimate at the same time. The cast iron fire insert set within the bold Oak fire surround finish the room beautifully!

Step again through a further set of the beautifully crafted hardwood and stained-glass double doors and into the Kitchen Diner, you are presented with a working F & T Ross kitchen range set into an exposed-brick chimney breast with a fully integrated A/V system above, a true juxtaposition of Victorian features alongside a 21st century entertainment system. There is a digitally controlled lighting system which covers both the Kitchen Diner and Dining room, perfect for setting the mood when both rooms are opened-up into one, when hosting larger groups. The kitchen is solid oak, topped with stunning red granite worksurfaces, it benefits from under and above-cupboard lighting, a large gas Rangemaster cooker, integrated dishwasher and a large Belfast sink, providing the most accomplished of cooks the perfect working environment! Light floods into this room through the bay window and side window, providing views out onto the Walled courtyard garden.

The burned, quarry tile floor takes you seamlessly through from the kitchen diner and into the utility room and rear lobby, half-tiled for ease of maintenance it comes equipped with a Samsung American-style fridge/freezer, Samsung washing machine and Bosch tumble dryer. A bespoke hardwood door leads to a boiler house with a pressurised and independently zoned heating system another door leads to a downstairs W.C with an integrated close-coupled W.C. vanity cupboard and wash hand basin. There are bold wall tiles with contrasting wall coverings, a solid Teak sash-style window provides natural daylight from the garden. There is a further Teak stable door which lead out to the courtyard garden.

Step out into the South-facing Walled courtyard garden and you are greeted by Passion Fruit vines, shaped Bay and Rosemary bushes and a Fatsia providing shade over an enchanting water feature. The garden is laid to slate tiles and reclaimed York Stone, the original pavement slabs from Hulls famous Hessle Road. There is a converted gas stove which is now a BBQ set into an outdoor kitchen area, there are seating nooks set into the wall and stained-glass panels allowing light through the wall. This low-maintenance garden is utterly charming and a feast for the eyes with features at every turn.

The rear gate leads out to a secure gated, shared courtyard where there is a bin store, a log store and access to a single garage with power, lighting and a powered access door.

Back into the house and up to the first floor, the split-level landing area provides access to three bedrooms, a family bathroom and a further flight of stairs up to the loft room.

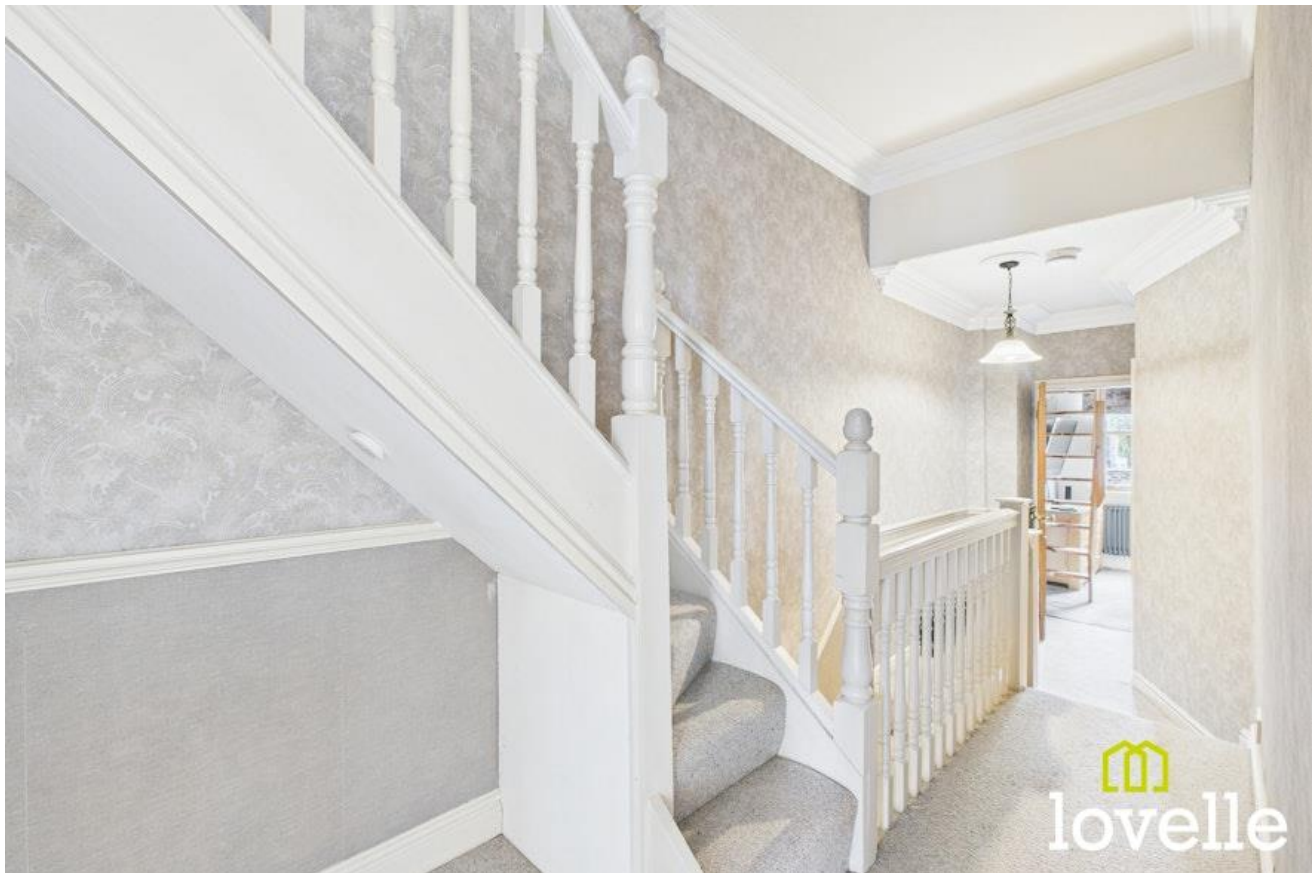
Starting at the rear of the property, Bedroom no. 3 is a generous single with views over the rear garden. There is a bespoke timber paddle staircase which leads up to the converted rear loft room, perfect for use as a home office, it is flooded with natural daylight from the Velux roof window and offers several storage cupboards. The decadent family bathroom continues the period styling, there is a geometric porcelain tiled floor, chamfered brick wall tiles are up to half-height, there is a 5ft Victorian-style slipper bath, Chrome and enameled column radiator and heated towel rail, a Burlington high-level W.C and 2-man walk-in shower cubicle make for a luxurious bathing experience!

Bedroom No. 2 is a generous double room with a large, hardwood window overlooking the garden, it offers high ceilings and a cast iron column radiator.

Bedroom no. 1 is bursting with character, there is a vast range of bespoke and hand-built fitted bedroom furniture, reinstated decorative plasterwork cornicing, a large walk-in bay window with near full-height windows, a cast iron column radiator and a feature cast iron feature fireplace. This really is an enchanting room, filled with natural daylight from multiple windows. Another important note, all carpets on the first floor have been replaced since the current owners have vacated.

Last but by no means least is the converted loft room to the front of the property. This large room benefits from a double-width Velux roof window, vast eaves storage flanking both sides of the room and is a totally versatile and generous area offering 18 meters sq. of floor space.





PARTICULARS OF SALE

Entrance Porch

1.25m x 0.85m (4'1" x 2'10")

Behind double doors from the front garden, with a geometric porcelain tiled floor and a tiffany uplighter ceiling pendant.

Hallway

1.68m x 6.53m (5'6" x 21'5")

With solid Oak herringbone flooring, Victorian plasterwork corning, plasterwork corbels, reinstated timber architraves, skirting and picture rails and a reinstated Victorian-style balustrade.

Sitting Room

3.94m x 4.22m (12'11" x 13'10")

With a large walk-in bay window, solid Oak herringbone flooring, cast iron column radiator and a feature cast iron fireplace with a Mackintosh-inspired fire surround. Double hardwood and stained-glass doors lead into the dining room.

Dining Room

3.55m x 3.83m (11'7" x 12'7")

Offering many original period and re-instated features, including solid Oak flooring, a working cast iron fireplace within a large solid Oak fire surround, a Teak sash-style window with views out to the courtyard garden, large column radiator and computer controlled lighting system.

Dining Kitchen

3.37m x 5.08m (11'1" x 16'8")

A large multi-purpose room, accessed from the hallway by a single door and from the dining room through double, hardwood and stained glass doors. There is a fully-fitted Oak kitchen with sold Granite worksurfaces, multifunction lighting system, integrated A/V system, integrated Dishwasher, Belfast sink, Rangemaster gas cooker and bay window to the courtyard garden

Utility Room

2.02m x 2.04m (6'7" x 6'8")

With a Burned quarry tile floor, hardwood doors leading off and half-tiled. This room is fitted with a Samsung American fridge/freezer, Samsung washing machine, Bosch Tumble dryer and a utility cupboard. Providing access to the Boiler House, Ground floor W.C. and stable door to the rear courtyard garden.

Ground Floor W.C.

1.24m x 1.26m (4'1" x 4'1")

Half-tiled for ease of maintenance, offering a close-coupled W.C with integrated wash-hand basin, all within a stylish storage unit.

Landing

1.65m x 6.16m (5'5" x 20'2")

A split-level landing area with hardwood doors leading to three bedrooms, a family bathroom and a further staircase leading up to the loft room.

Bedroom One

4.57m x 4.41m (15'0" x 14'6")

A large and grand room with a vast range of bespoke fitted furniture, feature plasterwork corning, feature open fireplace and large walk-in bay with near full-height windows.

Bedroom Two

3.53m x 3.77m (11'7" x 12'5")

A generous double bedroom with a large sash-style widow offering views across the garden.

Bedroom Three

3.35m x 1.82m (11'0" x 6'0")

A generous single room with a large sash-style widow offering views across the garden and a timber, paddle staircase leading up to a converted loft room.

Family Bathroom

2.05m x 2.99m (6'8" x 9'10")

A spacious and decadent room with a Victorian-style three-piece bathroom suite and large, 2-man walk-in shower cubicle. Geometric porcelain tiled floor and half-tiled walls.



Loft Room One

4.85m x 4.19m (15'11" x 13'8")

A very generous 18 meter sq. multi-functional room with double-width Velux roof window and extensive eaves storage to both sides.

Loft Room Two

1.89m x 4.5m (6'2" x 14'10")

A fantastic home office or games room, accessed by a paddle staircase directly via Bedroom No. 3, with eaves storage and a Velux roof window.

Frontage

Sat behind beautiful cast iron railings and a pedestrian gate which were hand-forged in Preston. Laid to terracotta floor tiles reclaimed from a demolished Public house in central Derby. The front Bay structure has been re-built with all three windows to the front elevation replaced with hardwood, double-glazed units. The property benefits from a full re-roof in 2012, gutters, facias and soffits were all replaced during the re-roof works.

Rear Garden

A South-facing Walled courtyard garden laid to locally reclaimed York-stone flags and slate paving, mature vine and climbing plants flank the walls. There are raised borders and a water feature under an established Fatsia tree.

Garage

3.13m x 4.97m (10'4" x 16'4")

A single garage accessed from a secure courtyard leading off Marlborough Avenue, with power, lighting and a powered access door.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of Hull City Council - 01482 300300.

<https://www.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.

Property E.P.C Rating: D

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

 Floor 0 Building 1	 Floor 1 Building 1	 Approximate total area⁽¹⁾ 159.3 m² 1716 ft² Reduced headroom 8.9 m² 96 ft² (1) Excluding balconies and terraces Reduced headroom Below 1.5 m/5 ft Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360
 Floor 2 Building 1	 Floor 0 Building 2	

