



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **52 Victoria Avenue, Hull, East Yorkshire HU5 3DS** **£350,000**

**STUNNING FOUR BED FAMILY HOME - HIGHLY SOUGHT AFTER 'AVENUES' LOCATION - SPACIOUS 33 FOOT OPEN PLAN KITCHEN/DINER - GENEROUS REAR GARDEN - ORIGINAL FEATURES THROUGHOUT -**

This beautiful mid terrace home in the heart of The Avenues would be absolutely perfect for a family. The property is situated on the highly sought after Victoria Avenue close to Chanterlands Avenue and Princes Avenue, which are home to well regarded schools and a host of local amenities including grocery stores, restaurants and cafes. The property has been improved and decorated by its current owners to an exceptional standard and has retained many original features throughout providing the perfect blend of old and new.

Externally the entire roof has recently been re-tiled and comes with existing warranty and the generous rear garden is quite the sun trap offering excellent space to relax or entertain guests throughout the summertime. There is off street parking with a large garage to the rear. Internally the property briefly comprises, entrance hall, living room, dining room and huge kitchen/diner with bi-folding doors to the rear garden on the ground floor and four double bedrooms, family bathroom and en suite to the master bedroom on the first floor.

**DON'T MISS OUT.....BOOK YOUR VIEWING TODAY!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor, under-stairs storage cupboard, door to the dining room, door to the kitchen/diner and door to the...



### LIVING ROOM

13'5 max x 14'11 max (4.09m max x 4.55m max )

a bright and spacious living room with original fireplace surround, bursting with natural light through the bay window that boasts stunning new blinds.



### DINING ROOM

12'0 max x 12'9 max (3.66m max x 3.89m max )

with original fire place surround and french doors to the rear garden



### KITCHEN/DINER

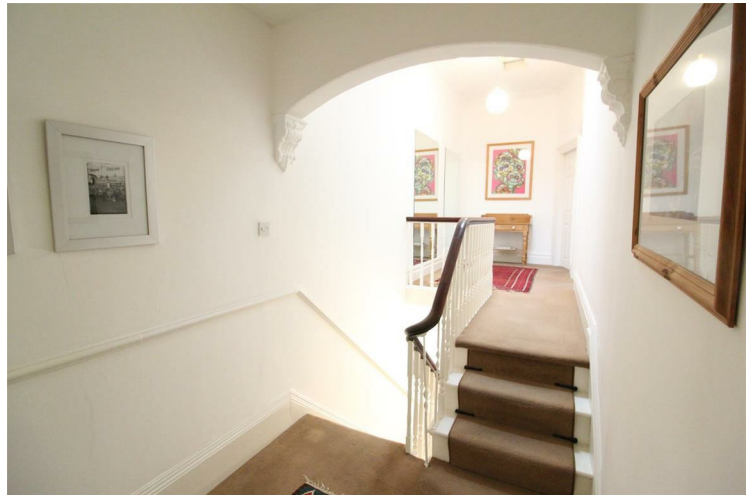
13'0 max x 33'4 max (3.96m max x 10.16m max )

A huge 33 foot kitchen diner with bi-folding doors to the rear garden, with a range of eye level and base level units with

complementing granite work surfaces, space for dual fuel range oven with gas hobs and overhead extractor fan, sink and drainer unit, breakfast bar, space for an american fridge-freezer, plumbing for washing machine, fire place to the lounge area and spotlights throughout.



### LANDING



### MASTER BEDROOM

13'5 max x 14'11 max (4.09m max x 4.55m max )

with bay window with stunning new blinds, fitted wardrobed and door to the...



### EN SUITE

with vanity hand basin unit housing the low level WC, panelled bath with overhead shower attachment, heated towel rail and tiled to splash-back areas



alone bath with shower attachment and mixer tap, walk in shower with overhead shower attachment and tiled to splash-back areas



### BEDROOM 2

12'9 max x 13'2 max (3.89m max x 4.01m max )  
with fitted wardrobes



### BEDROOM 3

12'6 max x 14'5 max (3.81m max x 4.39m max )  
with bay window



### BEDROOM 4

8'10 max x 10'0 max (2.69m max x 3.05m max )

### BATHROOM

with low level WC, pedestal hand basin, heated towel rail, stand

### REAR GARDEN



### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### DOUBLE GLAZING

The property has the benefit of double glazing.

### VIEWINGS

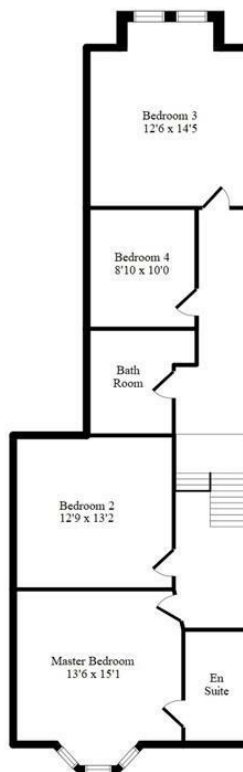
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### DISCLAIMER

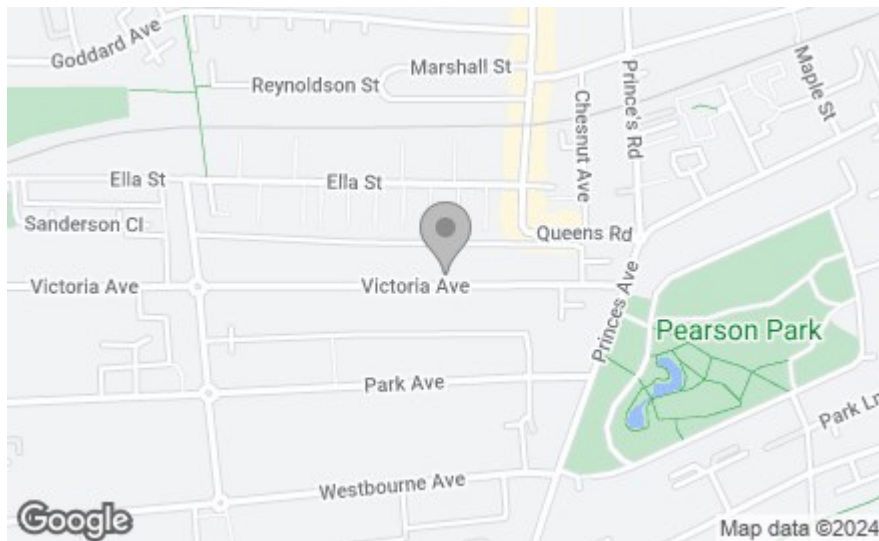
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC