



SYMONDS + GREENHAM

Estate and Letting Agents



118 Park Avenue, Hull, HU5 3ET **Offers over £380,000**

BEAUTIFUL SIX BED PERIOD HOME ARRANGED OVER THREE FLOORS WITH A STUNNING REAR GARDEN, DOUBLE DETACHED GARAGE AND OFF STREET PARKING ACCESSED VIA ELECTRICAL ROLLER SHUTTER DOOR

Experience the epitome of elegance and space in this exquisite six-bedroom period residence nestled on Park Avenue in Hull. Spanning three floors, this home exudes timeless charm with its array of original features, including fireplaces, ceiling roses, and picture rails. Ideal for family living, the property boasts six generous double bedrooms, two ensuites, and a family bathroom. Entertain with ease in the two spacious reception rooms or gather in the bright kitchen featuring an AGA and pantry. Convenience is key with a downstairs WC and utility room. However, the crowning glory is the expansive rear garden, meticulously maintained with a delightful wooden summer house and detached garage, offering ample parking for multiple vehicles. Immerse yourself in the tranquility and grandeur of this Park Avenue gem, where classic allure meets modern comfort.

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

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor and understairs storage cupboard



LOUNGE

16'4 max x 13'7 max (4.98m max x 4.14m max)

An excellent sized reception room with gas fire place and bay window



DINING ROOM

16'9 max x 12'1 max (5.11m max x 3.68m max)

with original fire place surround and door to the kitchen



KITCHEN

17'0 max x 11'10 max (5.18m max x 3.61m max)

A spacious and bright kitchen with a range of eye level and base level units with complementing work surfaces, gas oven with four gas hob, AGA, ceramic sink and drainer unit, integrated fridge, pantry cupboard and door to the utility room



UTILITY ROOM

8'11 max x 10'6 max (2.72m max x 3.20m max)

with original period ceramic hand basin, plumbing for washing machine, space for tumble dryer and door to the rear garden



DOWNSTAIRS WC

A convenient downstairs toilet with low level WC and pedestal hand basin



FIRST FLOOR

LANDING

with stairs to the second floor



BEDROOM ONE

15'9 max x 13'8 max (4.80m max x 4.17m max)

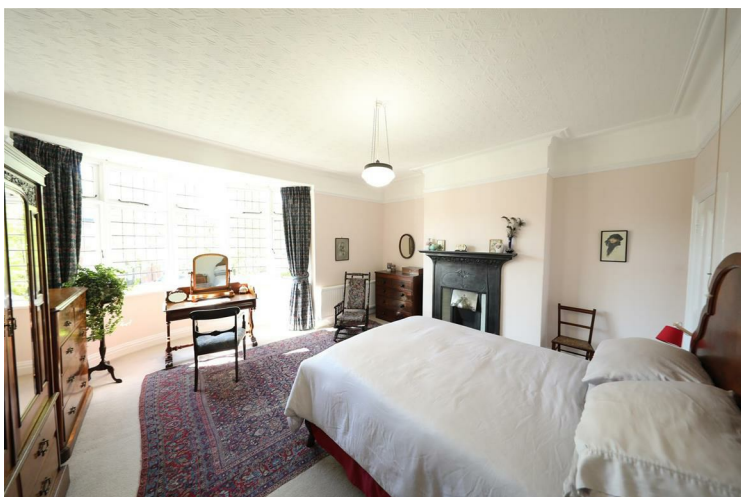
A superb sized double bedroom with bay window, original fire place surround and ensuite shower room



BEDROOM THREE

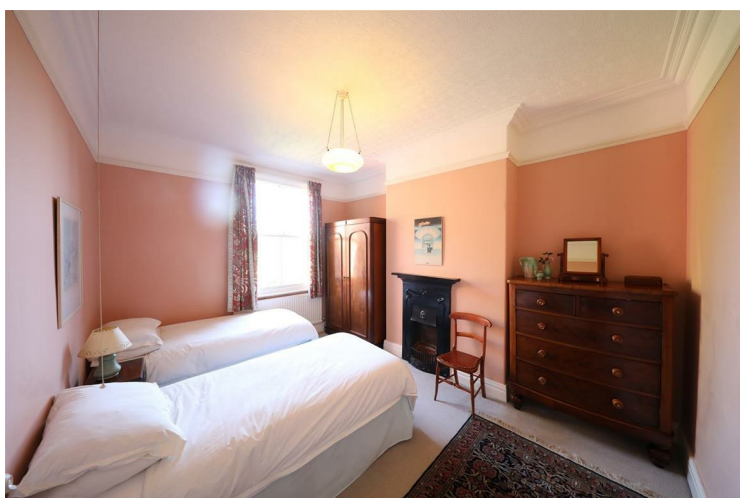
11'0 max x 13'9 max (3.35m max x 4.19m max)

A third good sized double with original fire place surround



ENSUITE

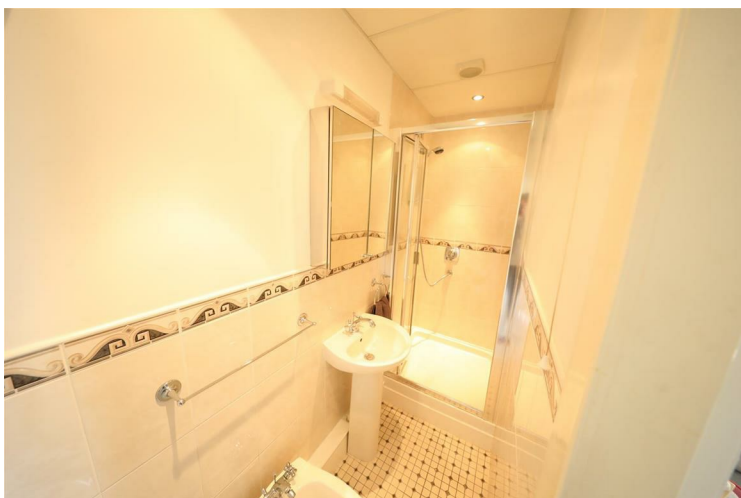
with low level WC, pedestal hand basin, shower cubicle with overhead shower attachment and bidet



BEDROOM FOUR

10'3 max x 8'9 max (3.12m max x 2.67m max)

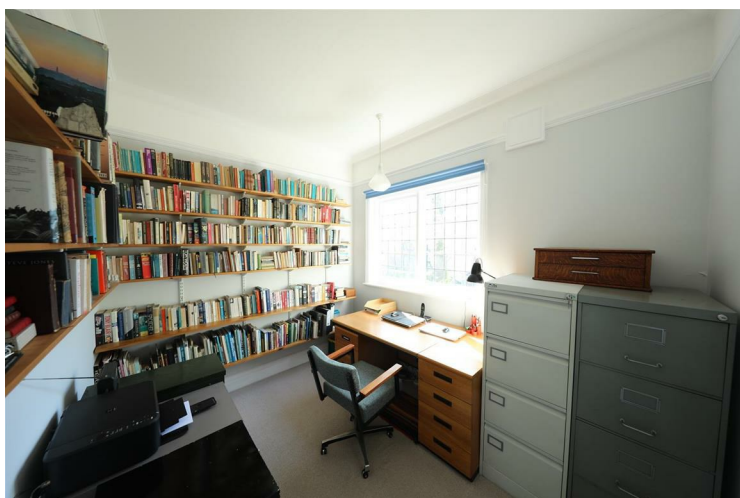
A fourth double currently used as an office/library



BEDROOM TWO

12'0 max x 13'9 max (3.66m max x 4.19m max)

Another excellent sized double bedroom with original fire place surround



BATHROOM

with pedestal hand basin, panelled bath and corner shower cubicle with overhead shower attachment

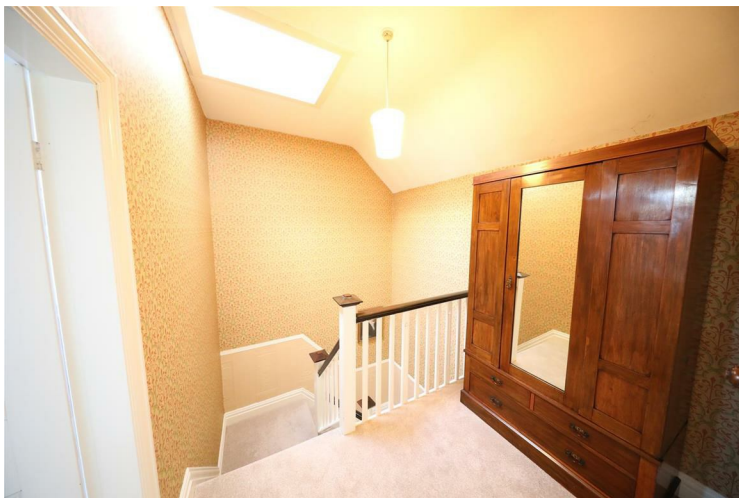


WC
with WC and pedestal hand basin



SECOND FLOOR

LANDING
with access to eaves storage space



BEDROOM FIVE
15'3 max x 11'7 (4.65m max x 3.53m)
A fifth double bedroom with original fire place surround and ensuite shower room



ENSUITE
A spacious shower room with vanity hand basin unit housing the low level WC, shower cubicle with overhead shower attachment and tiled to splashback areas



BEDROOM SIX
11'7 max x 8'5 max (3.53m max x 2.57m max)
A sixth double with access to ample eaves storage



OUTSIDE
The stunning and generous rear garden is the jewel in this wonderful properties crown and must be viewed to be truly appreciated with additional outdoor stores attached to the rear

of the property providing convenient external storage without having to walk to the garage.



CENTRAL HEATING

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

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

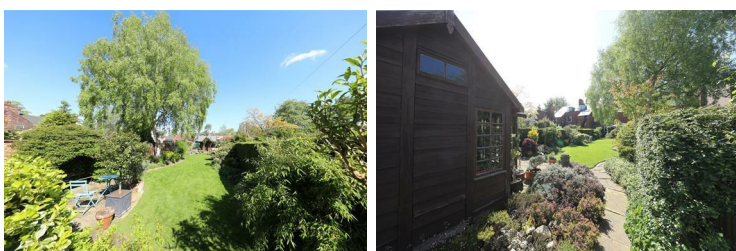
Symonds + Greenham have been informed that this property is in Council Tax Band D

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.



SUMMER HOUSE

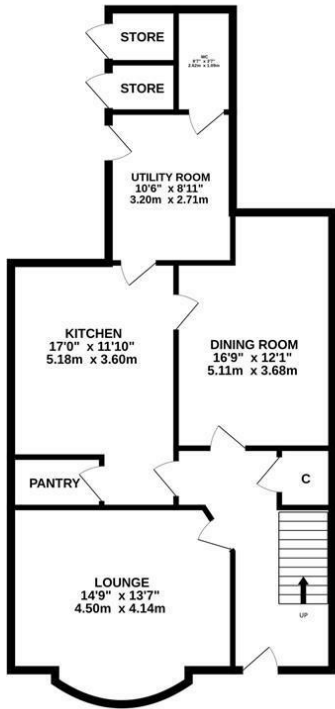


GARAGE AND PARKING

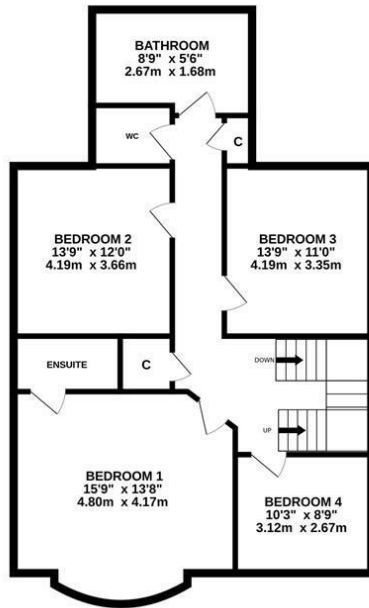
21'0 max x 16'0 max (6.40m max x 4.88m max)

The property benefits from a large detached garage to the rear with electric supply, two roller shutter doors and an internal inspection pit and there is secure off street parking for a number of vehicles at the rear of the property accessed via an electrically operated roller door

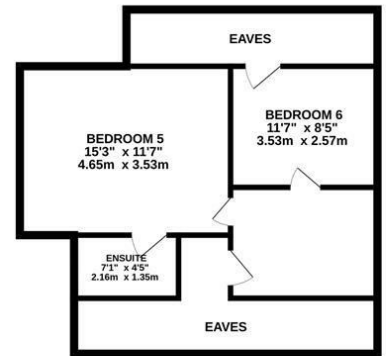
GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
891 sq.ft. (82.7 sq.m.) approx.



2ND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 2331 sq.ft. (216.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	82
(81-81) 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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	82
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

