



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **282 Park Avenue, Hull, East Yorkshire HU5 4DA** **Offers in excess of £290,000**

STUNNING FOUR BED AVENUES HOME BURSTING WITH STYLE AND CHARACTER AND ORIGINAL FEATURES THROUGHOUT

This stunning mid-terraced home located on the sought after "Avenues" would be absolutely perfect for a family. The property is situated on the highly sought after Park 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 current owner has improved and refurbished the property throughout restoring many original features and providing a potential purchaser with a stunning home filled with character and style. To the ground floor are three well decorated and spacious reception rooms and a beautiful kitchen. To the first floor are four double bedrooms, and a stylish shower room that oozes quality and class. The rear garden is very generous and boasts a summerhouse as well as the potential for off-street parking with vehicular access available via Chanterlands Avenue.

HOMES OF THIS QUALITY IN THIS AREA RARELY STICK AROUND....BOOK YOUR VIEWING ASAP!



## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor, door to dining room, door to sitting room and door to...

### LIVING ROOM

15'3 max x 11'6 max (4.65m max x 3.51m max)

A superbly decorated living room with multi-fuel log burner and bay window



### DINING ROOM

11'9 max x 9'8 max (3.58m max x 2.95m max)

with open fire place



### SITTING ROOM

13'11 max x 10'10 max (4.24m max x 3.30m max)

with multi-fuel log burning stove



## KITCHEN

15'1 max x 10'10 max (4.60m max x 3.30m max)

Stunning kitchen with a range of eye level and base level units with complimenting work surfaces, space for American fridge freezer, electric oven, glass topped range master gas hob, sink and drainer unit, plumbing for washing machine, central island and door to the rear garden



## FIRST FLOOR

### LANDING

### BEDROOM 1

15'9 max x 15'3 max (4.80m max x 4.65m max)

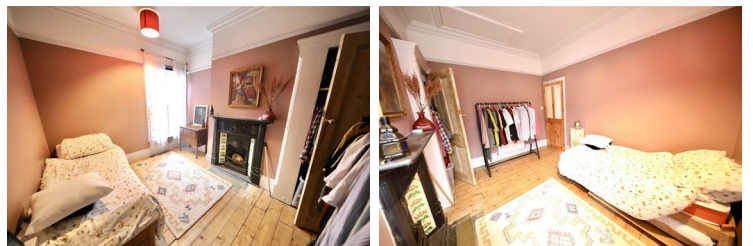
with original open fire place, bay window and storage cupboard



### BEDROOM 2

11'10 max x 9'8 max (3.61m max x 2.95m max)

with storage cupboard



### BEDROOM 3

10'11 max x 9'7 max (3.33m max x 2.92m max)



#### BEDROOM 4

9'5 max x 7'6 max (2.87m max x 2.29m max)

Fourth double bedroom used as a bathroom by the current owners



#### SHOWER-ROOM

with low level WC, vanity hand basin, walk shower cubicle with over head shower, tiled to splash back areas.



#### OUTSIDE

The rear garden is mainly laid to lawn with a paved patio area, a pond, low maintenance shrubbery, a summerhouse and a shed. Access to the rear garden is available via a gated passageway

on Chanterlands Avenue, this could be adapted to provide off-street parking to the rear of the property.

#### CENTRAL HEATING

The property has the benefit of gas central heating.

#### DOUBLE GLAZING

The property has the benefit of double glazing.

#### 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.

#### VIEWINGS

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

#### TENURE

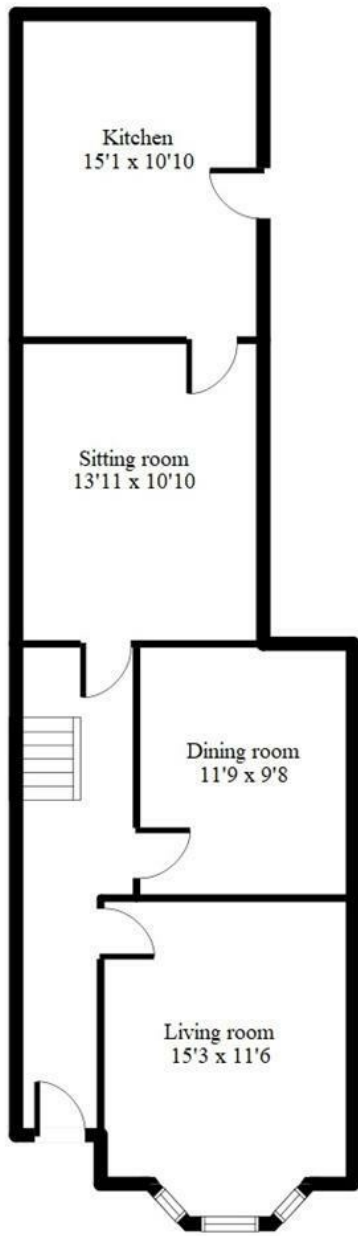
Symonds + Greenham have been informed that this property is Freehold

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

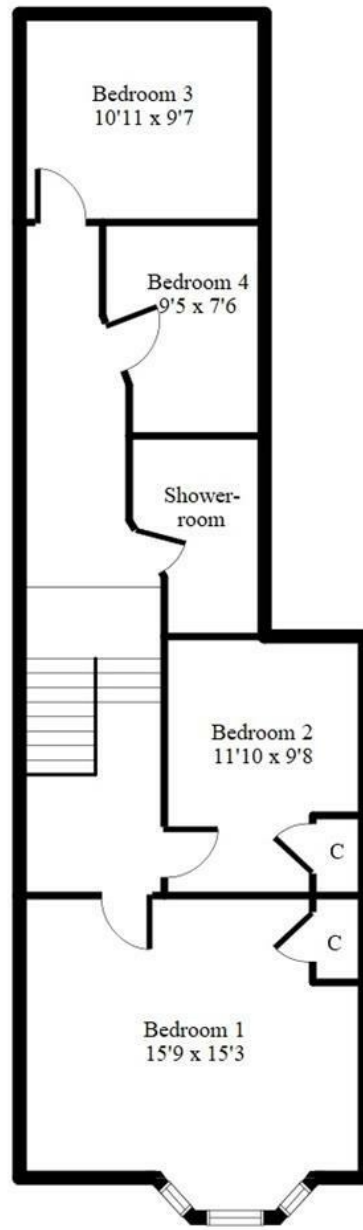
#### COUNCIL TAX

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





Ground floor



First floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(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	77
(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

