



SYMONDS + GREENHAM

Estate and Letting Agents



10 Park Avenue, Hull, HU5 3ER Offers over £360,000

ELEGANT FIVE-BEDROOM HOME WITH PERIOD CHARM AND MODERN LUXURY

Nestled on the prestigious Park Avenue in HU5, this stunning five-bedroom period home effortlessly combines classic charm with contemporary living. Original features like high ceilings, decorative fireplaces, ornate skirting boards, and elegant ceiling roses are beautifully enhanced by stylish modern updates throughout.

The expansive kitchen diner, with its central island, serves as the perfect hub for family gatherings and entertaining. Two delightful reception rooms offer cozy retreats for those colder evenings. Practicality is key, with a utility room and downstairs shower room adding convenience.

Outside, the property boasts a beautiful and spacious rear garden—an ideal outdoor haven—along with a double garage providing off-street parking.

Upstairs, four generously-sized double bedrooms are complemented by a sleek, modern family bathroom, while the fifth bedroom offers flexibility as an office or nursery. This is a rare opportunity to own a unique and desirable home in one of the area's most sought-after locations.

GROUND FLOOR

PORCH

with door to the entrance hall



ENTRANCE HALL

A spacious and well decorated entrance hall with kardean flooring, stairs to the first floor and under stairs storage cupboard



LOUNGE

17'4 max x 13'3 max (5.28m max x 4.04m max)

A spacious reception room bursting with original features with an abundance of natural light flooding through the bay window and a working feature fire place perfect for those colder winter evenings



SITTING ROOM

16'3 max x 13'4 max (4.95m max x 4.06m max)

A cosy retreat with original fire place surround and French doors to the rear garden



KITCHEN DINER

13'8 max x 23'9 max (4.17m max x 7.24m max)

The heart of this stunning avenues home.... The open plan kitchen diner is perfect for entertaining or family time



KITCHEN

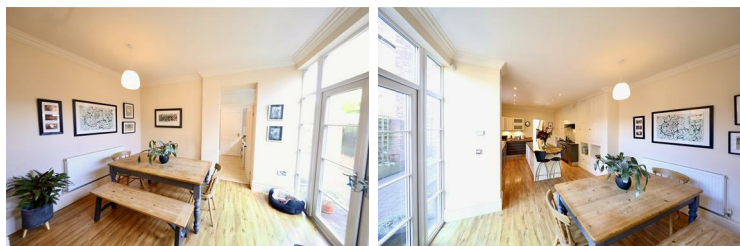
With a range of eye level and base level units with complementing work surfaces, central island, sink and drainer

unit, space for fridge freezer, integrated dishwasher and Range oven with five gas hob with overhead extractor fan



DINER

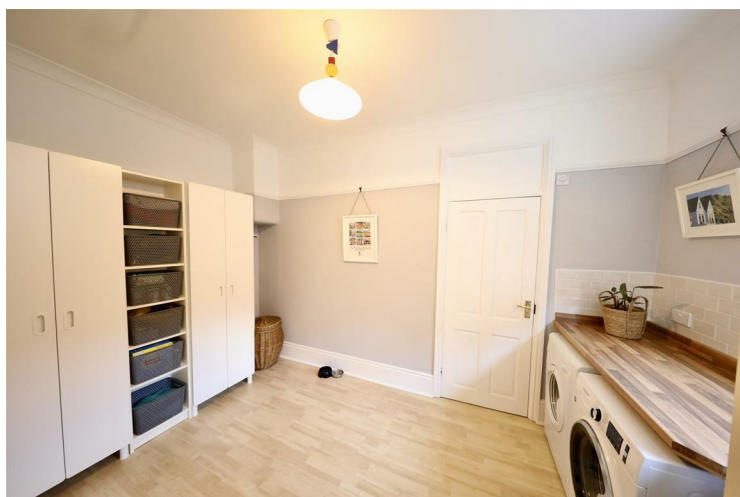
with French doors to the rear garden and door to the utility room



UTILITY ROOM

8'9 max x 6'8 max (2.67m max x 2.03m max)

With plumbing for washing machine, space for tumble dryer and door to the shower room/WC



DOWNSTAIR WC/SHOWER ROOM

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



FIRST FLOOR

LANDING



BEDROOM ONE

16'1 max x 13'3 max (4.90m max x 4.04m max)

A huge double bedroom with bay window and original fireplace surround



BEDROOM TWO

16'3 max x 13'8 max (4.95m max x 4.17m max)

A second excellent sized double with original fire place



BEDROOM THREE

9'6 max x 7'3 max (2.90m max x 2.21m max)



BATHROOM

A modern bathroom suite with pedestal hand basin, panelled bath with overhead shower attachment and tiles to splashback areas



BEDROOM FOUR

9'10 max x 9'7 max (3.00m max x 2.92m max)

A third double bedroom



WC

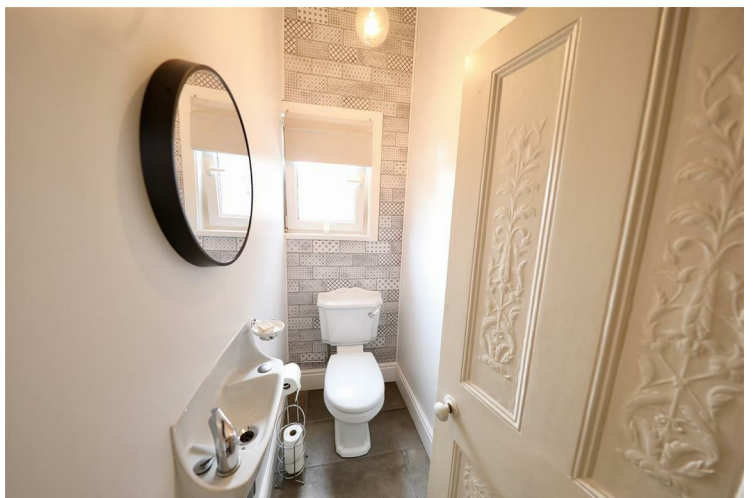
with low level WC and pedestal hand basin



BEDROOM FIVE

7'3 max x 9'6 max (2.21m max x 2.90m max)

A fourth double with bay window, original fire place, fitted wardrobes and views of the rear garden



OUTSIDE

The beautiful and spacious rear garden is quite the sun trap and an excellent space to relax or entertain guests. It is laid to block paved patio and turf and enclosed by timber fencing



GARAGE

The property benefits from a double garage to the rear providing off street parking and external storage space accessed via the rear ten-foot

CENTRAL HEATING

The property has the benefit of gas central heating

DOUBLE GLAZING

The property has the benefit of double glazing.

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

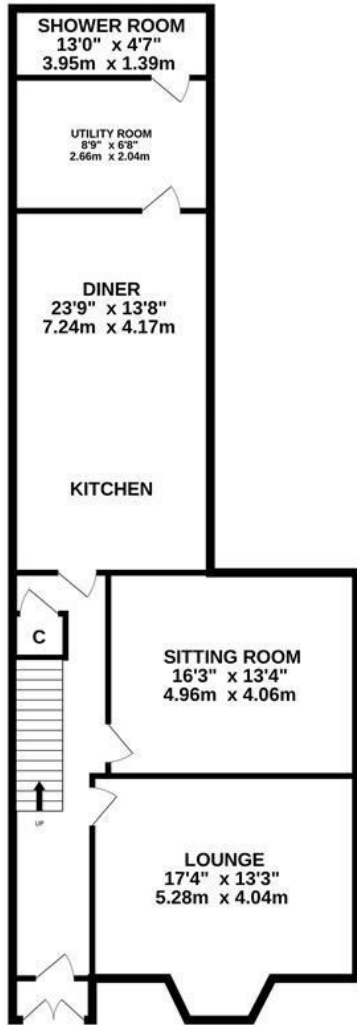
VIEWINGS

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

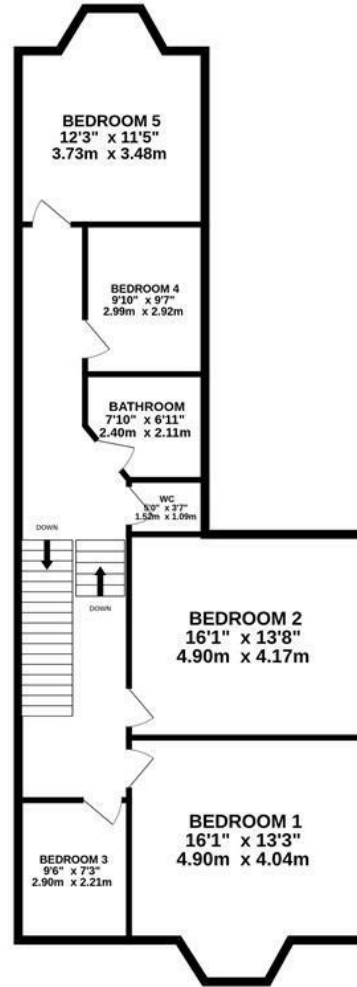
DISCLAIMER

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.

GROUND FLOOR
1109 sq.ft. (103.1 sq.m.) approx.

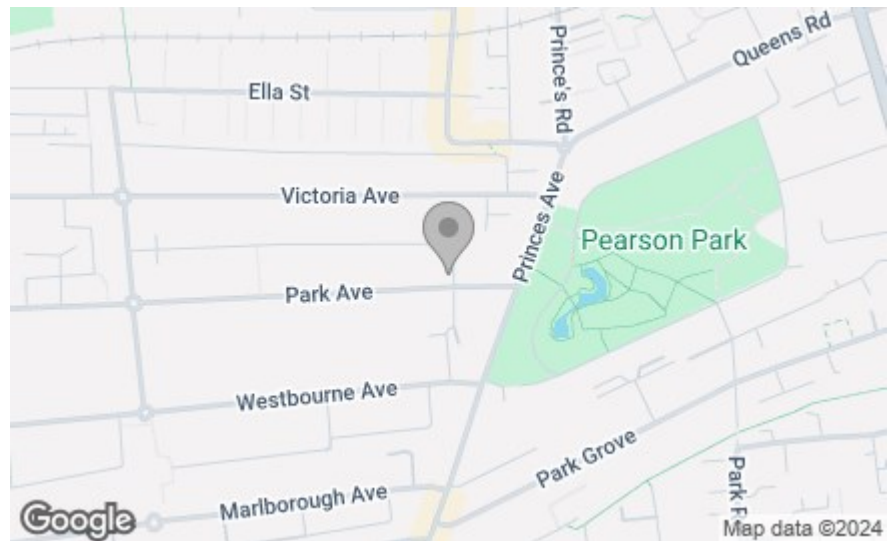


1ST FLOOR
1019 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA: 2128 sq.ft. (197.7 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	
(92 plus) A	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-91) 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