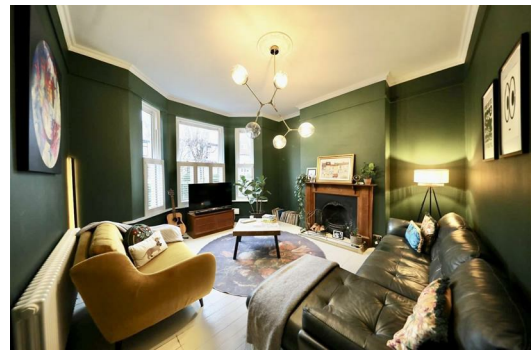




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **41 Marlborough Avenue Princes Avenue, Hull, HU5 3JR**

### **£365,000**

A truly exceptional five bedroom mid-terraced period residence, set on Marlborough Avenue in the highly prestigious HU5 Avenues area. Sensationally presented throughout, this elegant home has been meticulously updated by the current owners, creating a refined blend of timeless period character and high quality contemporary finishes.

Occupying an impressive plot and enjoying a sought-after south-facing garden, the property offers generous proportions and an ideal layout for modern family living. Its position close to local amenities and some of the area's most highly regarded schools further enhances its appeal.

The accommodation opens with a welcoming entrance hall, leading to a stylish living room featuring a bay window and an elegant fireplace, enhanced by newly installed front windows that flood the space with natural light. A second beautifully styled reception room provides a warm and inviting setting, complete with a log burner.

To the rear, the home opens into a stunning open plan kitchen and dining space, designed with both style and functionality in mind. The recently fitted contemporary kitchen sits alongside a bay window and new patio doors, creating a seamless connection to the garden and an abundance of natural light. A ground floor WC completes the ground floor.

The upper floors offer five generously proportioned bedrooms, all immaculately presented, complemented by a stylish family bathroom and a separate WC.

Externally, the south facing garden provides a private and tranquil outdoor retreat, with access to a garage and traditional ten foot access.

A rare opportunity to acquire a beautifully refined period property in one of Hull's most desirable residential locations.

**BOOK YOUR VIEWING NOW!**

This property is Freehold.

#### **CENTRAL HEATING**

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

#### **COUNCIL TAX BAND**

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

#### **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.

#### **DOUBLE GLAZING**

The property has the benefit of double glazing.

#### **TENURE**

Symonds + Greenham have been informed that this property is Freehold.

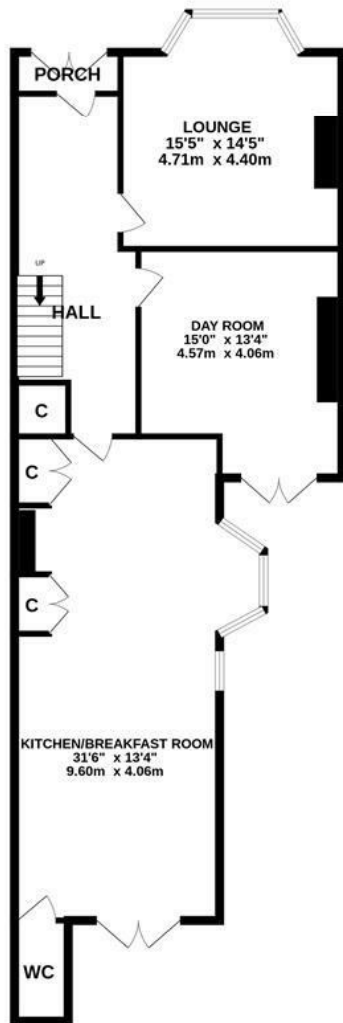
If you require more information on the tenure of this property please contact the office on 01482 444200.

#### **VIEWINGS**

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



GROUND FLOOR



1ST FLOOR



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	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

