



SYMONDS + GREENHAM

Estate and Letting Agents



3 Victoria Avenue Princes Avenue, Hull, HU5 3DN

£315,000

BEAUTIFUL PERIOD HOME ON VICTORIA AVENUE - ARRANGED OVER THREE FLOORS WITH ORIGINAL FEATURES - FOUR GENEROUSLY SIZED BEDROOMS INCLUDING LARGE MASTER - TWO SPACIOUS RECEPTION ROOMS - WELL-APPOINTED KITCHEN DINER WITH UTILITY & WC - SOUTH FACING GARDEN WITH OFF-STREET PARKING - PRIME LOCATION NEAR PEARSON PARK & THE AVENUES - CLOSE TO SHOPS, CAFÉS, RESTAURANTS & CITY TRANSPORT LINKS

Nestled on Victoria Avenue, Princess Avenue, this beautiful period property is a splendid example of classic architecture, thoughtfully arranged over three floors. Retaining many original features, this home exudes character and warmth, making it an inviting space for families and individuals alike.

Upon entering, you are greeted by two spacious reception rooms that offer ample living space, perfect for entertaining guests or enjoying quiet evenings at home. The ground floor also features a well-appointed kitchen diner, complete with a utility room and a convenient WC, ensuring practicality for everyday living. Ascend to the upper levels, where you will discover four generously sized bedrooms, including a huge master bedroom that provides a peaceful retreat. The property benefits from a delightful south facing garden, ideal for outdoor relaxation, and includes gated off-street parking, adding to the convenience of urban living.

Princes Avenue is renowned for its vibrant community, boasting a variety of shopping facilities, public houses, and eateries, all within easy reach. The area is well-served by local transport connections to the City Centre, making commuting a breeze. Additionally, the picturesque Pearson Park and the Avenues conservation area are just a short stroll away, offering beautiful green spaces for leisure and recreation.

This property is a rare find, combining period charm with modern living, and is sure to appeal to those seeking a home in a lively and well-connected neighbourhood.

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.

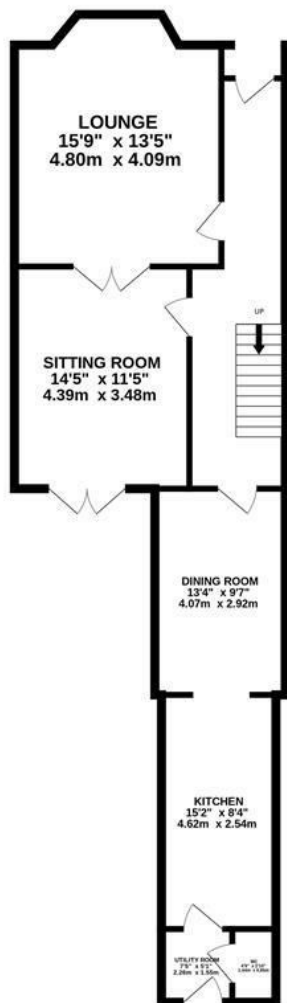
TENURE

Symonds + Greenham have been informed that this property is Freehold

VIEWINGS

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

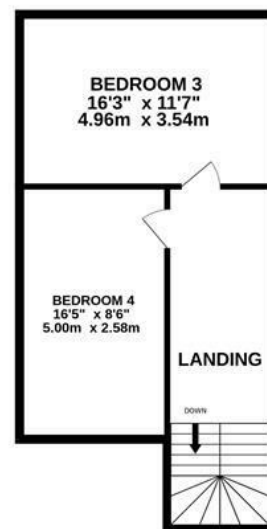
GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.

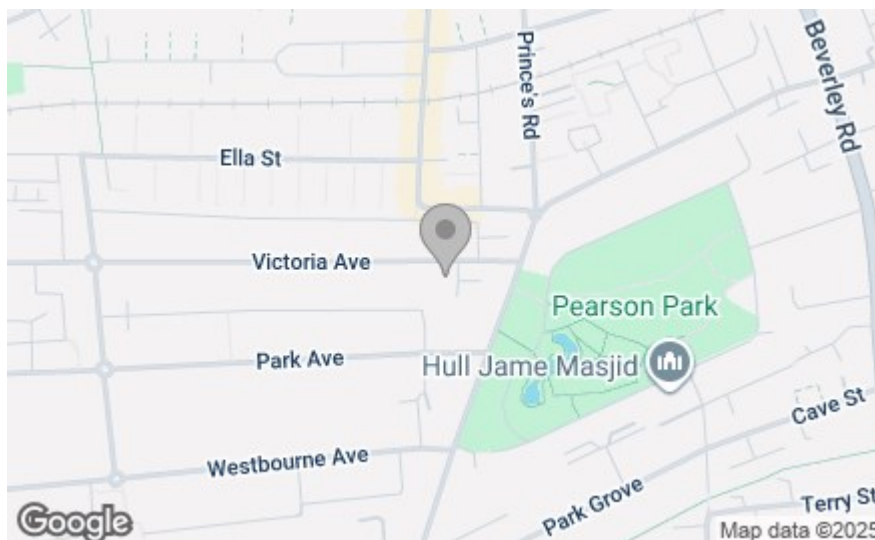


2ND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1746sq.ft. (162.2 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			
(92 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	