

# Whitakers

Estate Agents



## 212 Marlborough Avenue, Hull, HU5 3LE

**Offers Over £290,000**

We welcome to the market this desirable and spacious three bedroom family home with ample living quarters and offering a multi level office space to the rear external ideal for anyone working from home.

Situated on the much sought after Avenues location the accommodation briefly comprises; entrance hall, lounge with bay window and log burner, a separate dining area having French doors opening onto the rear garden, fitted kitchen and additional store area and a ground floor shower room. The first floor comprises of a split level landing leading to the three double bedrooms together with the family bathroom and further fixed staircase to the boarded loft space.

To the front aspect of the property is a well stocked garden, whilst to the rear aspect lies a partly lawned garden, well stocked with a wooden decked seating area and a pathway leading to the outside office space, which is well equipped with double glazing, wood burner and lighting as well as internet and telephone connections.

We encourage internal inspection of the property to see what it can offer you.



## The Accommodation Comprises

### Entrance Porch

With a wooden front door leading to;

### Entrance Hall

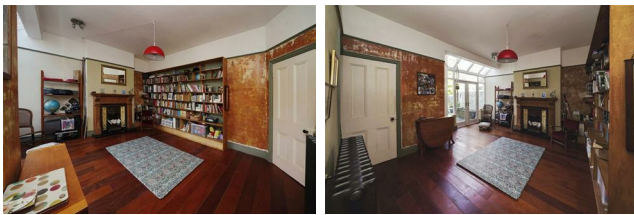
Staircase leading to the first floor landing, radiator and wooden flooring. Doors leading to both the lounge and dining area.

Lounge 13'6 x 12'4 (4.11m x 3.76m)



Wooden double glazed sash window to the front aspect, wooden flooring, radiator and a wood burner with a tiled hearth and a wooden surround.

Dining Room 15'7 x 14'2 (4.75m x 4.32m)



UPVC double glazed French doors leading to the rear garden, storage cupboard and a open fire with a tiled inset and marble hearth.

Kitchen 10'5 x 10'0 (3.18m x 3.05m)



UPVC double glazed window to the side aspect and tiled flooring. Fitted with a range of base, drawer and wall mounted units, complimenting worktops and splash back tiles above, sink unit with a mixer tap over.

## Store Area



UPVC double glazed door leading to the rear garden and UPVC double glazed window to the side aspect, radiator, tiled flooring and fitted worktops.

Shower Room 9'6 x 6'5 (2.90m x 1.96m)



UPVC double glazed window to the rear aspect and radiator. Fully tiled and fitted with a three piece suite comprising; mixer shower, vanity sink and low flush W.C.

## Split Level Landing

A fixed staircase leading to the loft space.

Bedroom One 19'0 x 12'2 (5.79m x 3.71m)



Wooden double bay glazed window and wooden

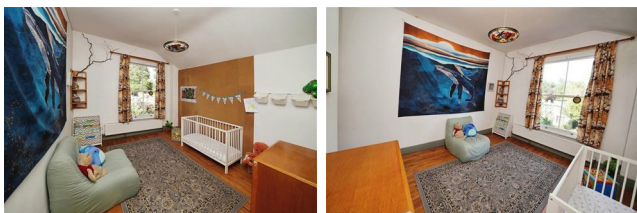
double glazed sash window to the front aspect, two radiators, a period fire place and stained wooden flooring.

Bedroom Two 12'0 x 11'3 (3.66m x 3.43m)



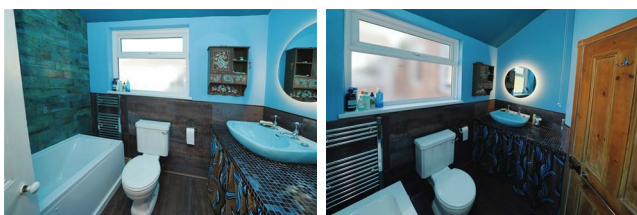
Wooden double glazed window to the rear aspect, radiator, period fire place and a built in storage cupboard.

Bedroom Three 11'10 x 10'2 (3.61m x 3.10m)



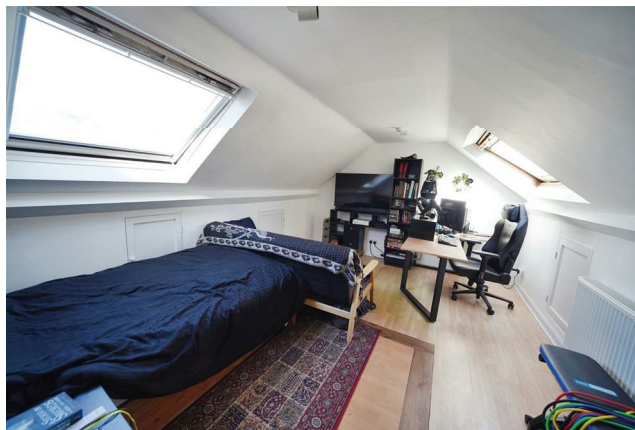
Wooden double glazed sash window, radiator and stained wooden flooring.

Bathroom



UPVC double glazed window to the side aspect, extractor fan, chrome towel rail radiator. Partly tiled and fitted with a three piece suite comprising; panelled bath with a mixer tap, shower head and rainfall shower, shower screen, vanity sink and low flush W.C.

Loft Space



Two velux windows, radiator and laminate flooring.

External



To the front aspect of the property is a well stocked garden, whilst to the rear aspect lies a partly lawned garden, well stocked with a wooden decked seating area and a pathway leading to the outside office.

Outside Office Space



A purpose built multi level office space, constructed of thermowood cladding, with UPVC double glazing, wood burner and lighting. Internet connections and a landline telephone.

Tenure

The property is freehold.

Council Tax

Council Tax Band C- Hull City Council

Material Information

Construction - Standard

Conservation Area- Avenues and Pearson Park

Flood Risk - Medium

Mobile Coverage / Signal - EE/ Vodafone / Three / O2

Broadband - Ultrafast 990 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase



of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Disclaimer

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Other services

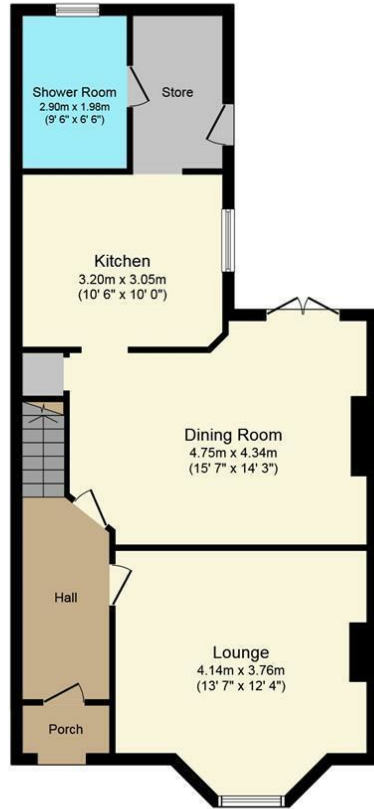
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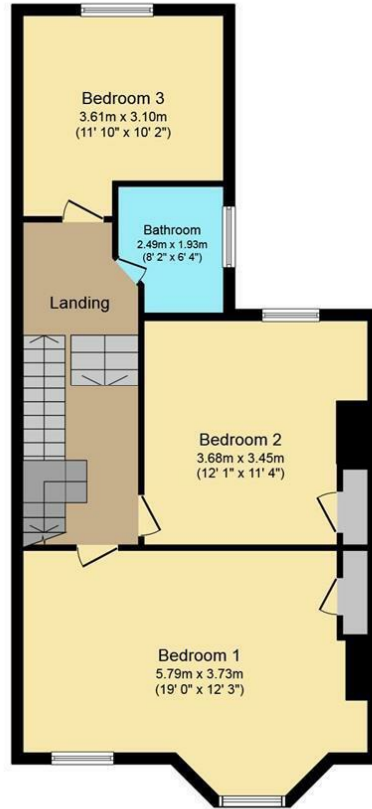
#### Sales valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

# Floor Plan



**Ground Floor**  
Floor area 76.8 sq.m. (826 sq.ft.) approx



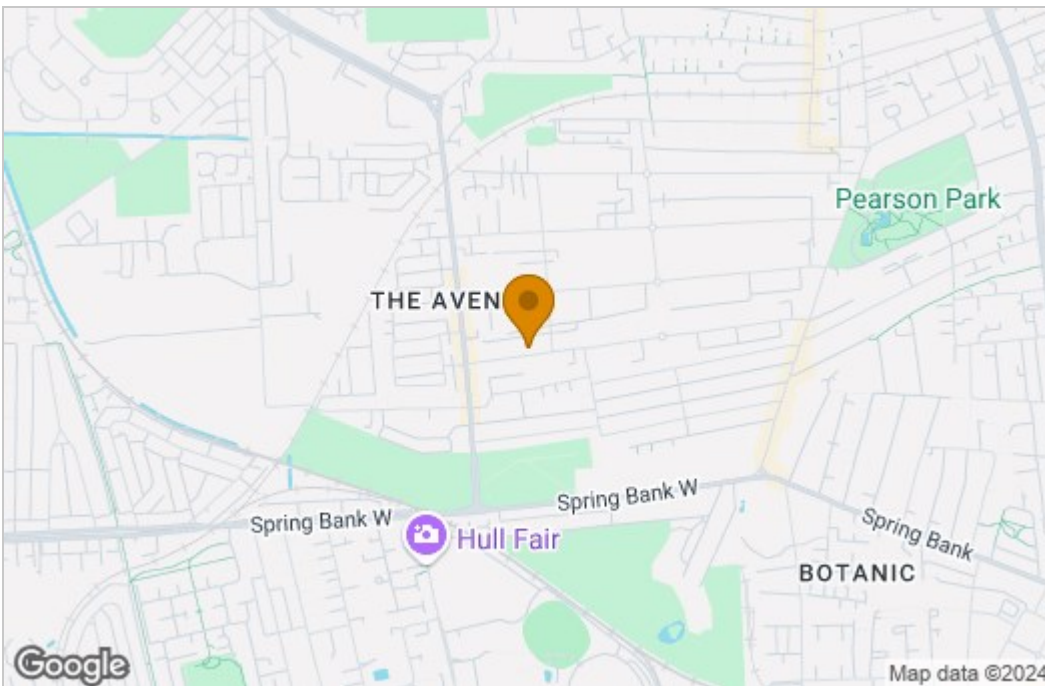
**First Floor**  
Floor area 76.7 sq.m. (826 sq.ft.) approx

Total floor area 153.5 sq.m. (1,653 sq.ft.) approx

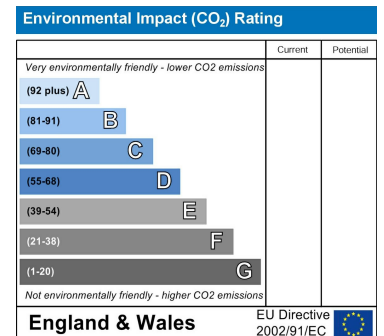
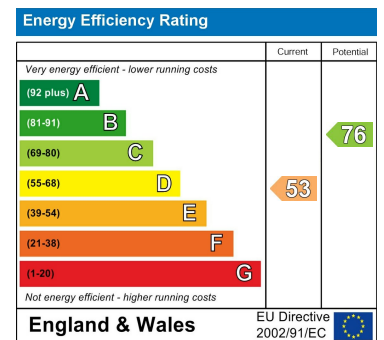
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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# Area Map



# Energy Efficiency Graph



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