

4 Bedroom Detached House

Park Avenue, Hull, HU5 3EY

£399,950



- HANDSOME DETACHED PROPERTY • ATTRACTIVE BALCONIED FRONTAGE • A CONSERVATION AVENUES GEM! • FULL OF CHARM AND CHARACTER • 4 BEDROOMS • EXTENDED GROUND FLOOR • MUST BE VIEWED





4 Bedroom Detached House

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This is a truly desirable detached residence which is perfectly placed within this most sought after conservation area.

208 Park Avenue is a magnificent property with all the charm and character one would expect from a period property within the Avenues.

The internal accommodation is arranged to 2 floors with a well planned redesigned configuration extended to the ground floor to maximise and accommodate the growing family or simply for entertaining with family and friends.

The accommodation briefly comprises of a spacious reception hall with an attractive turned staircase off to the first floor and parquet flooring adds an appealing finishing touch to the entrance hall. There are 2 reception rooms - both rooms have fireplaces for solid fuel fires and aesthetically pleasing presentation. The spacious dining kitchen is definitely the hub of the house - a great area also for mixing with family and friends which caters for many occasions. The kitchen has a full range of matching units which are further complimented with coordinating fixtures and fittings. There is a super sized dining area with french doors creating views and access to the rear patio and garden beyond. A great open plan domestic preparation area with space flowing nicely through to an area that is perfect for entertaining summer barbecues etc. Conveniently placed also within the ground floor is a separate cloaks/W.C.

To the first floor there are 4 generously proportioned bedrooms and a family bathroom, each room having it's own character and tasteful decor.

The family bathroom has a 3 piece suite with a shower and soft contrasting tiled surround.

Outside to the rear the lovely established gardens serves to enhance the overall presentation throughout with a York stone patio/seating area. The garden is also laid to lawn with well stocked borders and beds housing a fine display of mature trees, plants, flowers and shrubs. A summerhouse and gardeners shed are inset in different stages of the layout of the garden with a versatile raised patio to the rear.

This lovely property further benefits from a gas central heating system, majority double glazing and many historical and characterful features - too numerous to mention!

Internal viewing is not only highly recommended but is essential in order to appreciate size and standard of the accommodation on offer.

Discerning purchases can't fail to be impressed - One not to be missed!

Location

The Avenues conservation area is well known for its many historic landmarks and period properties. The area is surrounded with a wealth of local amenities much needed for day to day living.

There are reputable and well known schools, colleges and academies close by. The University of Hull is just minutes away along the neighbouring Cottingham Road. There are lots of busy interesting independent local traders nearby however, for a more extensive shopping experience Hull city centre is just a short commute from the property.

Along Princes Avenue which is within walking distance from the property you will find the historic Pearson Park with a recently restored bandstand, botanic garden and children's playpark- perfect for the growing family!

Other amenities within the area include a doctors surgery, a health centre, library and education centre. The property is also just minutes away from the Hull Royal Infirmary.

Those wishing to spend quality leisure time and nights with family and friends you will be spoilt for choice as there are many busy, vibrant and well visited cafe bars and restaurants along Princes Avenue extending through to Newland Avenue.

The Paragon road and rail interchange within the city centre provide easy connections in and out of the city.

Property Description

Ground Floor

Entrance Porch - Front entrance door with stained glass and leaded detail, matching side screen and overhead screen windows.

Leading through to the entrance hall..

Entrance Hall - Entrance hall has a turned newel post and spindle staircase off to the first floor.

Double glazed window bringing light in from the side elevation.

Walk-in storage, meter cupboard and cloaks area.

Radiator.

Parquet flooring.

GF Cloakroom - White 2 piece suite comprising of a pedestal wash-hand basin and low flush W.C.

High level double glazed opaque windows.

Stained and leaded opaque window.

Radiator.

Parquet flooring.



Lounge - 15' 1" x 13' 3" (4.62m x 4.05m) Extremes to extremes.
 Stained glass and leaded windows looking out to the front garden area.
 Ornate canopied open-grate for a solid fuel fire and a tiled hearth.
 Built-in book shelves to the recesses.
 Ceiling rose.
 Cornice.
 Radiator.
 Solid panel wood flooring.



Dining Kitchen - 29' 7" x 15' 4" (9.02m x 4.7m) Extremes to extremes narrowing to 3.52m.
 Within the dining area there are double glazed french doors providing views and access to the patio and gardens.
 Double glazed windows also looking out to the rear courtyard area and rear garden area.
 Part double glazed door providing access to the side elevation.
 Range of matching base, drawer and wall mounted units with brushed steel effect handle detail and coordinating laminate work surface.
 Space for a range cooker with extractor fan over and a stainless steel splash-back surround.
 A further roll-edged laminate work surface houses a 1&1/2 bowl single drainer sink unit with a swan neck mixer tap over and a tiled splash-back surround.
 Plumbing for automatic washing machine.
 Space for upright fridge/freezer.
 High level double glazed window to the kitchen area with aspect through to the side elevation.
 Within the dining area there is a double storage cupboard with shelving.
 Low level storage cupboard and open display shelving.
 Double fitted sky-light windows to the dining area.
 Radiators.
 Ceramic tiled flooring.



Rear Sitting Room - 17' 4" x 13' 3" (5.3m x 4.05m)
 Extremes to extremes.
 Extending through from the dining kitchen..
 Double glazed patio doors with overhead screen windows providing views and access to the rear courtyard and gardens beyond.
 Fireplace with canopied open grate for a solid fuel fire with a tiled insert and hearth.
 High level picture rail.
 Ceiling rose.
 Cornice.
 Radiator.



Solid panel wood flooring.

First Floor

Landing - Multi-paned and glazed opaque window.
Gothic style arch.
Loft hatch through to the roof void.
Cornice.

Bedroom One - *15' 2" x 13' 4" (4.63m x 4.07m)* Extremes to extremes.
Double glazed multi-paned windows with stained and leaded overhead screen windows providing views over the front garden area and Park Avenue.
Built-in double robe with shelf and hanging rail.
Radiator.
Coving.

Bedroom Two - *12' 7" x 11' 7" (3.85m x 3.54m)* Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Radiator.
Coving.

Bedroom Three - *12' 4" x 10' 7" (3.78m x 3.23m)* Extremes to extremes.
Double glazed windows with aspect over the rear garden area.
Radiator.
Coving.

Bedroom Four - *11' 5" x 11' 1" (3.5m x 3.39m)* Extremes narrowing to 2.14m to extremes narrowing to 2.05m,
Double glazed window with stained glass and leaded over headed screen window. The window provides access out to the front balcony.
Radiator.
Cornice.

Bathroom - White 3 piece suite comprising of a panel bath with an electric shower over and rain water showerhead with contrasting tiled surround, fixed shower screen, pedestal wash-hand basin and low flush W.C.
Chrome fittings to the sanitary ware.
Wall light point.
Classic style radiator/towel rail.
Double glazed opaque window.

Exterior

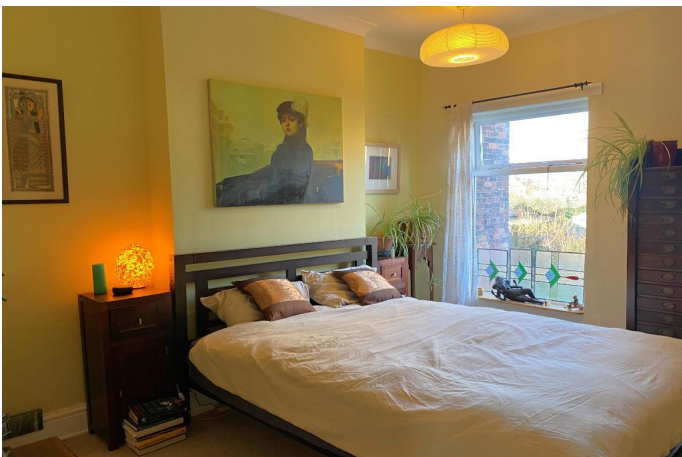
Rear Garden - York stone seating area.
Garden is mainly laid to lawn with shaped and well stocked borders and beds housing numerous established trees, plants, flowers and shrubs.
Glazed summerhouse and a path extending via a clematis arch to a further garden area.
The further garden area is also laid with mature plants, flowers and shrubs and there is another raised patio/seating area inset to the rear where there is also a gardeners shed.
The garden is enclosed with a high level timber perimeter fence.
A path extends from the main rear garden area and extends along the side elevation and is accessed to the front garden by a high level timber gate.

Front Garden - The front garden is mainly laid to lawn with shaped and well stocked borders and beds and a mid-level evergreen hedge screening to the perimeter.
Low brick boundary wall with ornate wrought iron gated access.

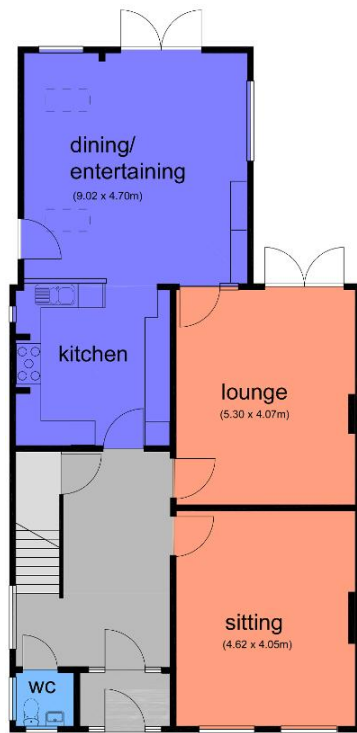
The other perimeter also has a high level beech hedge screen.

Council tax band: D

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ground



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