

5 Bedroom Terraced House

Marlborough Avenue, Hull, HU5 3JR

£349,950



- SUPERB 5 BEDROOM PROPERTY • 2 BATHROOMS • 3 RECEPTION ROOMS • LOTS OF CHARM & CHARACTER • MANY ORIGINAL FEATURES • HIGHLY SOUGHT AFTER AREA • INTERNAL VIEWING HIGHLY RECOMMENDED! • VACABNT POSSESION ON COMPLETION • NO CHAIN INVOLVED





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This is a truly, fine example of a traditional Avenues property. Set back from the road by a leafy, tree and grassed lined verge. The current owners have managed a successful blend of the original features together with modern day fixtures and fittings. The property is very well maintained both internally and externally and has recently been re-roofed. It has a double brick-built garage accessed from the garden and the secure back street. The garage has automatic roller shutter doors, 13amp mains power and lighting.

The accommodation is on two floors and briefly comprises of an entrance hall, with a stained glass front entrance door, newel post, spindle staircase and arch corbels. The lounge has a beautiful, deep bay window with splendid views out onto Marlborough Avenue. A traditional solid fuel fireplace creates a cosy focal point to the room. The spacious second reception room has a south facing aspect overlooking the flower border. This also has a feature fireplace. The bay windowed dining room, open to the kitchen, has an original range, a striking feature of the room.

The kitchen is fitted with a matching range of units which are complemented with coordinating fixtures and fittings creating a well-planned domestic preparation area. Extending through the kitchen is a utility area leading to a separate modern shower room with a 3 piece suite comprising of walk in shower, pedestal wash hand basin and low flush W.C.

On the first floor, leading off from the landing, there are five generously proportioned bedrooms, one with a vanity washbasin and a number with fitted wardrobes. A large family bathroom completes the first floor.

Outside to the rear is a pretty, walled courtyard garden, with an attractive display of plants, flowers and shrubs.

Additionally as one would expect from a property of this calibre there is a gas central heating system and double glazing. In addition, deep loft insulation, work on draft exclusion and low energy lighting improve the energy efficiency in this home.

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

Location

Marlborough Avenue is situated within a desirable Conservation Area, surrounded with many historic landmarks.

There are interesting independent local traders along the neighbouring Chanterlands Avenue and the area is surrounded with a wealth of local historic landmarks including the newly erected band stand and botanical gardens within the nearby Pearson Park.

Other amenities include reputable schools, colleges & academies and the University of Hull which is just around the corner along the neighbouring Cottingham Road.

Regular public transport links create easy access to the Paragon road and rail interchange.

There are great bars and restaurants to choose from along Princes Avenue for those wishing to spend time with family and friends.

All in all a great place to live!

Property Description

Ground Floor

Entrance Porch - Open arch entrance porch, with original tiling to the walls and floor to the porch, which leads through to a part glazed front entrance door, with stained and leaded overhead and side screen windows.

Entrance Hall - Newel post and spindle staircase to the first floor.

Under stairs cloaks recess and meter cupboard.
Dado rail, arch corbels, cornice and radiator.

Lounge - 15' 7" x 14' 2" (4.76m x 4.34m) Extremes to extremes.

Double glazed, sealed unit, sash styled bay window, with aspect over the front garden area.

Fireplace with canopied open grate, for solid fuel fire, with a tiled inset and hearth.

Dado rail, high level picture rail, cornice and ceiling rose.

Radiator.

Second Reception Room - 13' 1" x 13' 0" (4m x 3.98m)

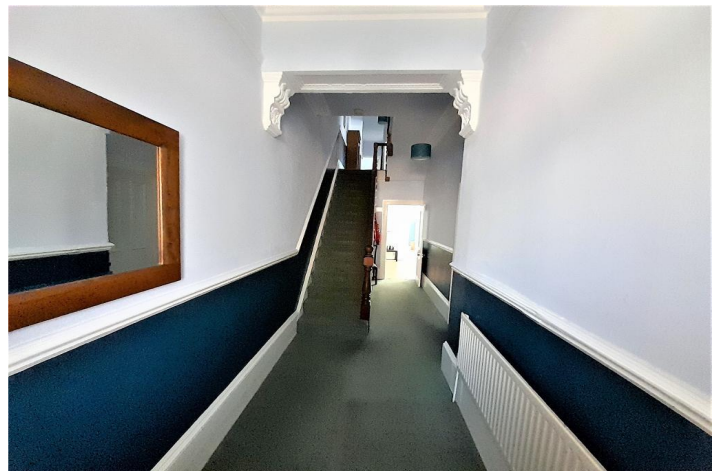
Extremes to extremes (plus bay)

Sealed unit, double glazed window with aspect over the rear courtyard and garden beyond.

Fireplace with open grate for a coal effect, living flame, gas fire.

High level picture frame.

Cornice and radiator.



Dining Room - 14' 9" x 12' 11" (4.51m x 3.95m) Extremes to extremes.

Sash bay window with aspect over the rear courtyard area.

Original range fire with a working solid fuel fire, tiled hearth and over mantle.

Built in storage shelving.

Radiator, coving and oak grained effect laminate flooring.



Kitchen - 12' 5" x 9' 8" (3.79m x 2.96m) Extremes to extremes.

Double glazed window with aspect over the rear, walled courtyard area.

Range of matching base drawer and wall mounted units, with open display shelving.

Coordinating laminate work surface housing a hob, built in oven beneath and stainless steel splash back surround.

A further work surface houses a one and a half bowl, single drainer sink unit with a swan neck mixer tap over. Plumbing for dishwasher, space for upright fridge freezer.

Part glazed rear entrance door and oak grained effect laminate flooring.



Utility room - 7' 11" x 5' 6" (2.42m x 1.69m) Extremes to extremes.

Sealed unit, double glazed sash style window, with aspect over the rear courtyard area.

Plumbing for automatic washing machine.

Space for larder fridge.

Wall mounted gas central heating boiler.

Radiator and oak grained effect laminate flooring.



Shower Room - Three piece suite comprising of a double, walk in shower enclosure, pedestal wash hand basin and low flush WC.

Contrasting tile surround.

Built in storage cupboard, chrome upright towel rail/radiator, and chrome fittings to the sanitary ware.

Coordinating tiled effect.

Double glazed opaque window.

Extractor fan.

First Floor

First Floor Landing - Split level, spindle rail enclosure, dado rail, loft hatch through to the roof void.

Cornice and radiator.

Bedroom One - 15' 7" x 13' 4" (4.75m x 4.08m) Extremes to extremes plus recess.



Sealed unit, double glazed sash style, bay window, with aspect over the front garden area.
Built in double wardrobe.
High level picture rail, cornice and radiator.

Bedroom Two - 13' 0" x 11' 10" (3.97m x 3.61m) Extremes to extremes plus recess.
Double glazed, sash style window with aspect over the rear garden area.
Built in double wardrobe.
High level picture rail, cornice and radiator.

Bedroom Three - 12' 7" x 12' 5" (3.84m x 3.81m) Extremes to extremes.
Double glazed, sash style bay window, with aspect over the rear garden area.
Built in vanity wash hand basin with storage space beneath.
Tiled splash back surround.
Radiator.

Bedroom Four - 8' 7" x 8' 6" (2.62m x 2.61m) Extremes to extremes.
Double glazed, sash style window with aspect over the rear, walled courtyard area.
Range of fitted wardrobes with shelves and hanging space, and matching overhead storage units.
Radiator.

Bedroom Five - 9' 3" x 4' 11" (2.83m x 1.5m) Extremes to extremes.
Double glazed, sash style window with aspect over the front garden area.
Dado rail and radiator.

Bathroom - White three piece suite, comprising of a seated, panel corner bath with electric shower over, concertina style shower door, pedestal wash hand basin and low flush WC.
Contrasting tile surround.
Sealed unit, double glazed opaque windows.
Two radiators

Exterior

Exterior Area - Walled, courtyard garden, with a raised flower and shrub border, inset to the perimeter.
The garden is mainly laid to lawn, with a high level, timber perimeter fence.
Paved patio/seating area.
External water supply.
Path extends to the rear.
Double garage with electric roller shutter door, power and light and storage space to the roof void.

Council tax band: C

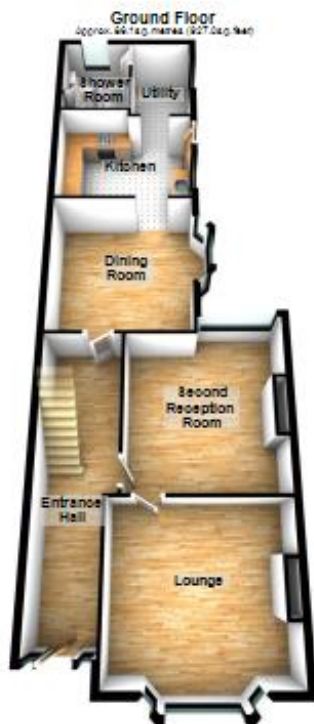
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Total area: approx. 172.2 sq. metres (1854.1 sq. feet)



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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