



## 5 Bedroom Terraced House

Marlborough Avenue, Hull, HU5 3JR

Offers Over

**£325,000**



• HIGHLY DESIRABLE PROPERTY • BRIGHT AND SPACIOUS THROUGHOUT • AVENUES  
CONSERVATION AREA • 5 BEDROOMS • MANY ORIGINAL FEATURES • DOUBLE GLAZING • GAS  
CENTRAL HEATING SYSTEM





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Home Estates are delighted to offer to the market this truly fine example of an Avenues residence with all of the character and charm one would expect from a property of the era. Whilst the property has been tastefully adapted for modern day living many of the original features have been retained thus creating a highly desirable place to call home!

The property is arranged to 2 floors with bright and spacious living accommodation throughout which briefly comprises of an entrance hall which extends through to a generously proportioned lounge with a deep bay window, a further rear sitting room is also accessed from the hall - this room is perfect for a formal dining room or rear sitting room. Also extending through from the hall is an attractive and spacious and well equipped dining kitchen with French doors providing views and access to the rear garden area. Within the kitchen there is a walk-in larder which is a useful addition to the room and also leading through from the main kitchen area is a ground floor W.C. with a white 2 piece suite.

To the first floor is a spacious landing with original featured skylights, 5 aesthetically pleasing bedrooms and a family bathroom which has been the subject of tasteful refurbishment and updating with a quality 4 piece suite to include a walk-in shower enclosure.

To the rear is a courtyard garden which extends through to the main garden area which is presented with an established display of trees, plants, flowers and shrubs set within a lawned area.

The property has many other appealing features which is why discerning purchasers should not hesitate to view.

As one would expect from a property of this calibre there is a gas central heating system and double glazing.

One not to be missed!

## Location

This lovely conservation area has many historic landmarks with an attractive, leafy tree lined approach along Marlborough Avenue. The historic Pearson Park is literally across the road and within walking distance from the property.

There are highly reputable schools, colleges and academies which are conveniently placed nearby - ideal for the growing family. Regular public transport links provide easy access to the city centre and surrounding areas. The Avenues is well known for its community spirit and plays host to the open gardens events and Princes Avenue annual fayre. For those wishing to spend time with friends and family the area has many busy and vibrant multi cultural cafe bars and restaurants to choose from - all in all a great place to live!

## Property Description

### Ground Floor

**Entrance** - Open arched entrance porch with partial original tiling to the walls and floor. Leading to a front entrance door with a stained glass and leaded detail with matching side screen windows and overhead screen windows further leading through to the entrance hall.

**Entrance Hall** - Newel post and spindle staircase off to the first floor. Under-stairs cloaks recess and meter cupboard.

Ceiling Rose.

High level picture rail.

Arched corbels.

Cornice.

Radiator.

Solid panel wood flooring.

Wall light point.

**Lounge** - 15' 4" x 14' 9" (4.7m x 4.5m) Extremes to extremes.

Double glazed bay window with aspect over the front garden area. Fireplace with tiled and rustic brick niche for a log burning stove.

Wall mounted book shelves to the recesses.

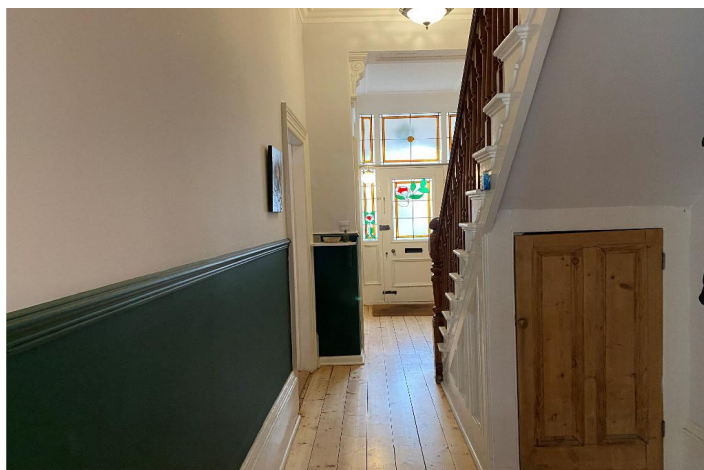
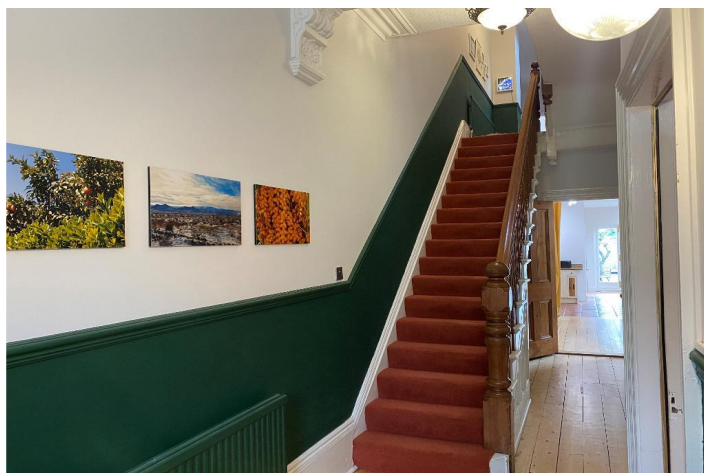
Ceiling rose.

High level picture rail.

Cornice.

Solid panel wood flooring.

**Rear Sitting Room/ Dining Room** - 13' 7" x 13' 1" (4.15m x



**4.01m) Extremes to extremes.**

Double glazed French doors with matching overhead screen windows providing views and access to the rear courtyard and garden beyond.

Chimney breast with an oak over mantle and a log burning stove on a raised flagstone effect hearth.

Ceiling rose.

Cornice.

Radiator.

Solid panel wood flooring.



**Dining Kitchen - 31' 8" x 11' 7" (9.67m x 3.55m) Extremes to extremes- narrowing to 2.27m**

Dining area -- Double glazed sash windows with aspect over the rear courtyard area.

Open rustic brick display niche with storage cupboards adjacent with storage shelving on a raised quarry tile hearth.

Radiator.

Solid panel wood flooring.



Fitted Kitchen -- Range of matching base, drawer and wall mounted units and coordinating high gloss roll edge granite work surface houses a ceramic 1&1/2 bowl single drainer sink unit with a barrel tap swan neck mixer tap over and a contrasting and matching splash back surround. Further work surface and space for a range cooker with stainless steel splash-back surround and a glass and stainless steel funnel hood extractor fan over.

Plumbing for automatic washing machine.

Plumbing for dishwasher.

Space for tumble dryer.

Red quarry tile flooring to the kitchen area with double glazed french doors providing views and access to the rear patio and gardens beyond.



Utility Area-- Deep Belfast style sink with a barrel tap swan neck mixer tap over.

Concealed gas central heating boiler.

**Walk-in Larder -** Leading from the kitchen ..

Walk-in larder with shelving.

Tiled flooring.

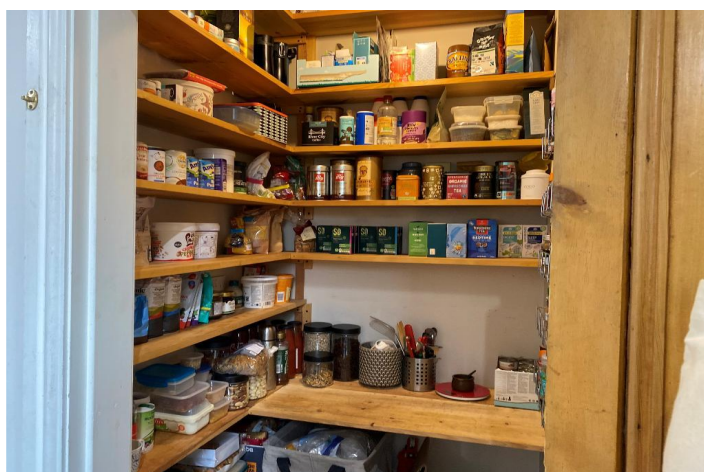
**GF Cloaks/W.C. -** 2 piece suite comprising of a wall mounted wash-hand basin with mosaic effect tiled splash back surround and low flush W.C.

Glazed opaque window.

Red tiled flooring.

Chrome upright towel rail/radiator.

Chrome fittings to the sanitary ware.



## First Floor

**Landing** - Split level landing and spindle rail enclosure.  
Fitted skylight windows - both with stained glass detail.  
Cornice.  
Medium level dado rail.  
Radiator.

**Bedroom One** - 15' 4" x 12' 4" (4.7m x 3.78m) Extremes to extremes plus recess.  
Double glazed bay window with aspect over the front garden area. Fire surround with canopied open grate for display purposes only and tiled insert and hearth.  
Built-in double robe.  
Radiator.  
Solid panel wood flooring.

**Bedroom Two** - 13' 2" x 12' 4" (4.03m x 3.77m) Extremes plus recess to extremes.  
Double glazed multi-paned window with aspect over the rear garden area.  
Built-in double robe.  
Radiator.  
Oak grained effect engineered wood flooring.

**Bedroom Three** - 11' 10" x 10' 11" (3.61m x 3.33m) Extremes to extremes. (Irregular shape)  
Double glazed French doors with matching side screen and overhead screen window and a Juliette balcony.  
Fireplace with canopied open grate for display purposes only with a tiled hearth.  
Radiator.  
Solid panel wood flooring.

**Bedroom Four** - 10' 4" x 6' 8" (3.17m x 2.05m) Extremes to extremes.  
Double glazed multi paned sash style window with aspect over the rear courtyard area.  
Radiator.

**Bedroom Five** - 9' 0" x 6' 0" (2.75m x 1.84m) Extremes to extremes.  
Double glazed window with aspect over the front garden area.  
Solid panel wood flooring.

**Bathroom** - White 4 piece suite comprising of a panel bath, walk-in shower enclosure with chrome rain water shower head over and fixed shower screen and contrasting tiled surround, built-in vanity wash hand basin with storage space beneath and built-in low flush W.C. all with contrasting tiled surround.  
Chrome fittings to the sanitary ware.  
Glazed opaque sash window.  
Extractor fan.  
Recessed down lighting.  
Chrome upright towel rail/radiator.  
Coordinating tiled effect ceramic flooring.

## Exterior

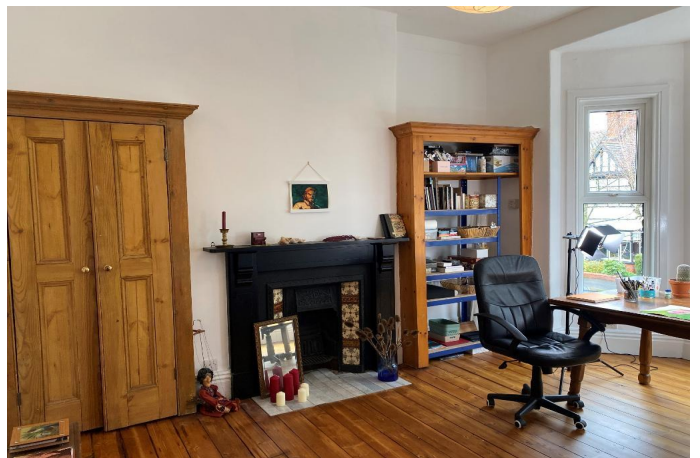
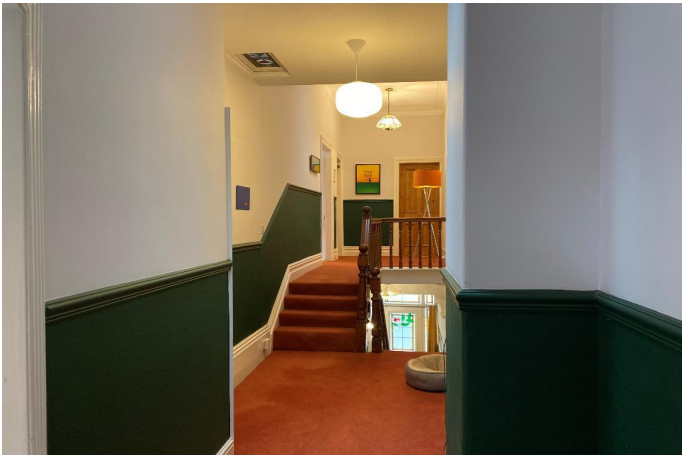
**Rear Garden** - To the rear the garden has a patio/seating area. The garden is also mainly laid to lawn with raised flower and shrub borders stocked borders. To the rear of the garden is a raised decking patio/seating area and gardeners shed inset.  
To the courtyard there are raised flower and shrub borders and a flagstone patio.  
The garden also has trees, flowers, plants and shrubs to the borders as well as a thriving wildlife pond.  
To the rear there is a gated lane with access to a single parking space.  
External water supply.

External electrical safety sockets.

**Front Garden** - The front garden area is enclosed with a medium level ornate wrought iron fencing and matching access gate with trees, flowers and shrubs inset.

**Council tax band: D**

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.









Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E	46   E	
21-38	F		
1-20	G		



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