

## 3 Bedroom Semi Detached House

Regina Crescent, Victoria Avenue, Hull, HU5 3EA

£235,000



- TRADITIONAL BAY FRONTED PROPERTY • LOVINGLY RESTORED • LOG BURNING STOVE FIRE • 3 BEDROOMS • SOUGHT AFTER AREA • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM • MOVE-INTO CONDITION





### 3 Bedroom Semi Detached House

£235,000

Regina Crescent, Victoria Avenue, Hull, HU5 3EA

Home Estates are delighted to offer to the market this superb traditional bay fronted property which is perfectly placed within the conservation area just along Victoria Avenue. This desirable property must be viewed in order to appreciate the size and standard of the accommodation on offer. The property is a credit to the present owners who have lovingly restored and enhanced the accommodation thus creating a highly sympathetic desirable move-into condition home!

The impressive internal accommodation is arranged to 2 floors and briefly comprises of an entrance hall which extends through to a lovely bay windowed lounge and further through to a dining room, the dining room has a log-burning stove fire thus creating an attractive focal point to the room.

A cosy study/home office is tucked away within the dining room providing a perfect quiet place or home office.

The kitchen has a modern range of units which are further complimented with integrated utility units as well as Neff appliances.

A lovely addition to the property is a sun/garden room with lantern skylight and French doors providing lovely views and access to the rear garden.

The bathroom has a tasteful and stylish finish with a 3 piece suite to include a shower over the bath and contrasting tiled surround.

To the first floor there are 3 aesthetically pleasing bedrooms and additionally there is an insulated boarded loft space with extra storage, a pull down ladder and light.

Smart hard wired carbon monoxide/smoke detectors are installed throughout the property. Some recently constructed fixtures are still under warranty.

Outside to the rear the established garden serves to enhance the overall presentation throughout. The garden is mainly laid to lawn with well stocked flower and shrub borders.

A perfect addition to the garden is a recently custom built summerhouse - a great space in which to relax.

As one would expect from a property of this calibre there is a gas central heating system and double glazing. The property also has rear access directly from Victoria Avenue.

There are many endearing features - too numerous to mention therefore internal viewing must be the order of the day.

## Location

The property is ideally located with all amenities much needed for day to day living. Local shopping centres along the neighbouring Chanterlands Avenue provide an interesting mix of local traders and High Street supermarkets together with a doctors surgery and a public library.

Regular public transport connections create easy access to the city centre and surrounding areas.

Reputable schools, colleges and academies are just a short distance from the property as is the University of Hull along the neighbouring Cottingham Road.

The Avenues is considered to be a fairly cosmopolitan area which is well known for its many popular well visited cafe bars and restaurants along Princes Avenue, Newland Avenue and Chanterlands Avenue.

The historic Pearson park is directly opposite Victoria Avenue with interesting historic landmarks and a children's play park.

## Property Description

### Ground Floor

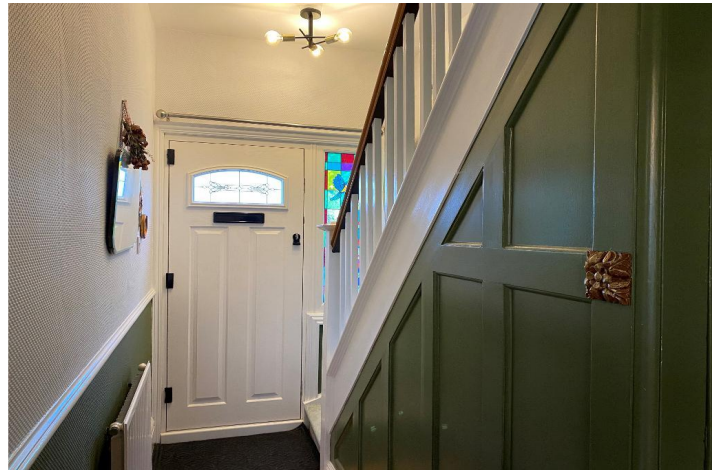
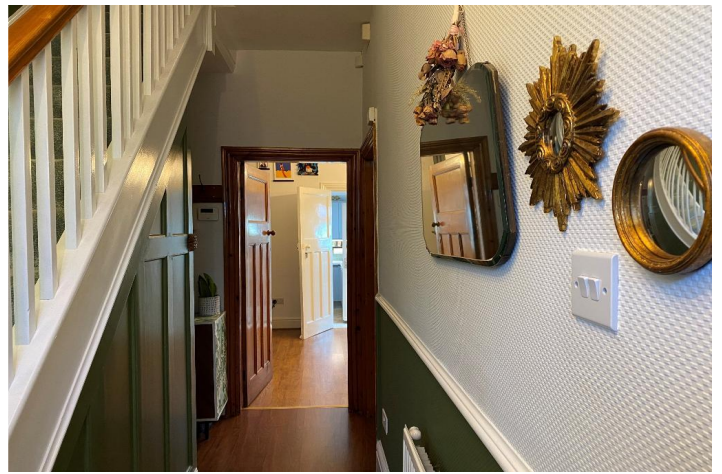
**Entrance** - Council permitted composite front entrance door with double glazed stained and leaded side screen window leading through to the entrance hall..

**Entrance Hall** - Spindle staircase off to the first floor. Under stairs cloaks recess and gas meter cupboard. Dado rail. Radiator.

**Lounge** - 15' 3" x 12' 1" (4.68m x 3.7m) Extremes to extremes. 'Residence 9' double glazed and leaded bay window with aspect over the front garden area. Tiled fireplace with grate for solid fuel and gas fire (now capped) with a matching back and hearth in Deco style Built-in book shelves to the recesses with low storage beneath. High level picture rail. Radiator. Cornice. Laminate flooring.

**Dining Room** - 12' 0" x 9' 8" (3.67m x 2.95m) Extremes to extremes. Double glazed and leaded window with aspect through to the conservatory.

Fireplace with over mantle and recess for multi fuel log



burning stove fire.

Built-in low level storage units to the recesses with matching high level storage cupboards above.

High level picture rail.

Radiator.

Laminate flooring.

**Office/Study Area - 9' 8" x 4' 2" (2.96m x 1.28m)** Leading off from the Dining room is a separate area ideal for use as office/study space.

Double glazed and leaded window with aspect through to the sun/garden room.

Laminate flooring.

**Kitchen - 9' 2" x 7' 6" (2.8m x 2.31m)** Extremes to extremes.

Double glazed and leaded window with aspect through to the sun/garden room.

Range of matching base, drawer and wall mounted units with Wilsonart solid surface countertops housing a 1&1/2 bowl single drainer sink unit with a swan neck mixer filtered tap over and a contrasting tiled surround. A further work surface houses an induction hob, built in double oven beneath and retractable extractor fan over also with a contrasting tiled surround.

Integrated fridge and freezer.

Integrated dishwasher.

Integrated washing machine.

Plinth heater fits neatly into the bottom of a low unit.

Herring-bone style waterproof LVT laminate flooring.

**Sun/Garden Room - 14' 11" x 9' 2" (4.55m x 2.8m)**

Extremes to extremes.

Double glazed French doors with leaded detail inset with matching side screen and high level privacy screen windows.

Glazed and tinted lantern skylight.

Radiator.

Recessed down lighting.

Wall light points.

Laminate flooring.

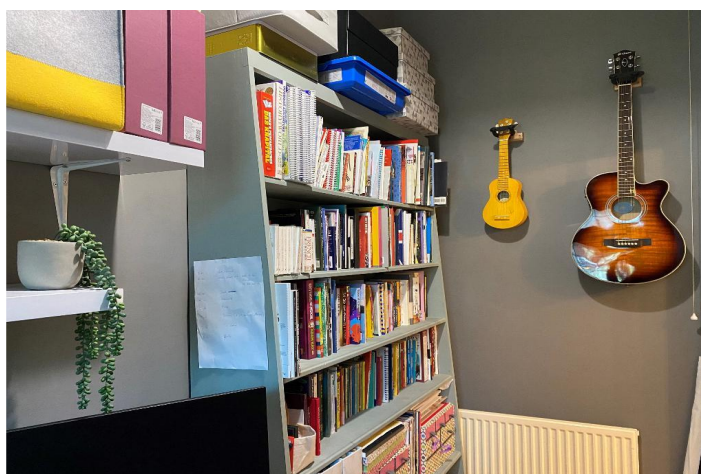
Insulated GRP roof.

**Bathroom -** White 3-piece suite comprising of a panel bath with a rain-water shower head over and fixed shower screen, built in vanity wash hand basin with storage space beneath and built in low flush W.C. all with contrasting tiled surround.

Recessed downlighting.

Glazed opaque window with leaded detail inset.

Classic style radiator with towel rail.



Coordinating ceramic tiled flooring.  
Extractor fan.  
Insulated GRP roof.

## First Floor

### **Bedroom One - 15' 7" x 14' 6" (4.76m x 4.45m)** Extremes to extremes.

'Residence 9' double and leaded bay window with aspect over the front garden area.  
Deep walk-in storage cupboard.  
High level picture rail.  
Ornate bedroom fireplace with open display grate.  
Radiator.  
Laminate flooring.

### **Bedroom Two - 9' 5" x 9' 4" (2.89m x 2.85m)** Extremes to extremes.

Double glazed and leaded window with aspect over the rear garden area.  
Radiator.  
Laminate flooring.

### **Bedroom Three - 9' 6" x 8' 2" (2.9m x 2.51m)** Extremes to extremes.

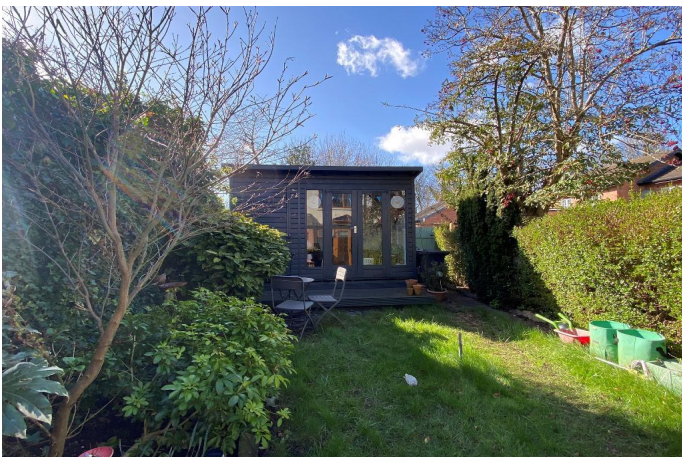
Double glazed and leaded window with aspect over the rear garden area.  
Built-in cupboard with storage space.  
Radiator.  
Laminate flooring.

## Exterior

**Rear Garden** - The garden is mainly laid to lawn with shaped borders and beds which are well stocked with a lovely display of trees, plants, flowers and shrubs. A path extends to the rear where there is a high level timber gate leading through to the rear. There is a raised decking patio which extends through to a timber built summerhouse with glazed French doors with matching side screen windows. This could also be used as a home office or hobbies/study area.

## Council tax band: B

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		83   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



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