



4 Bedroom Terraced House

Marlborough Avenue, Hull, HU5 3LF

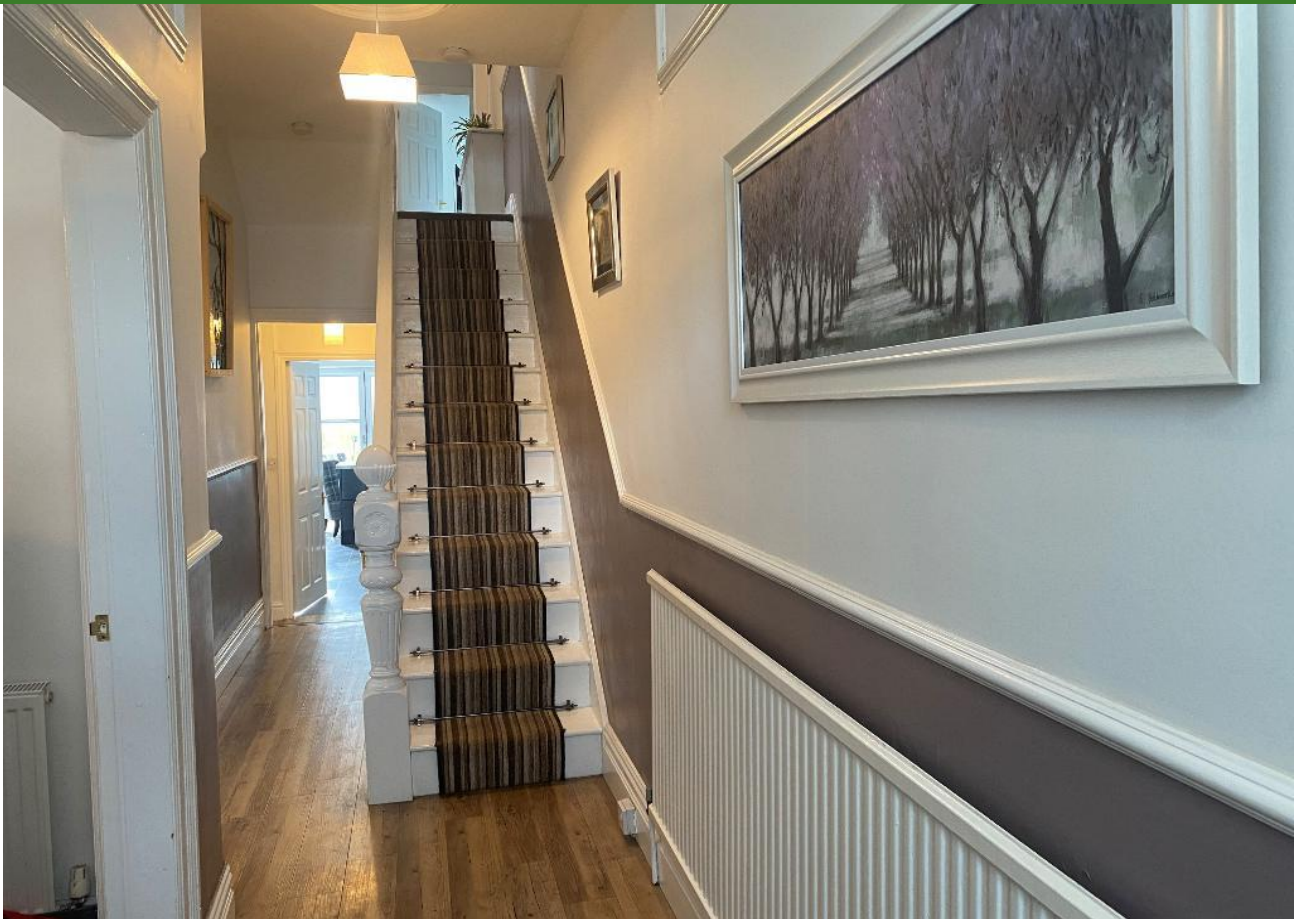
Offers Over

£275,000



- TASTEFUL AND STYLISH FINISH • ORIGINAL FEATURES • WITH MODERN UPDATING • SOUGHT AFTER AVENUES AREA • 4 BEDROOMS • 2 RECEPTION ROOMS • LOG BURNING STOVE • GAS CENTRAL HEATING SYSTEM • MUST BE VIEWED





4 Bedroom Terraced House

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Offers Over

£275,000

Home Estates are delighted to offer to the market this truly fine example of a highly impressive period property which is perfectly placed along this desirable leafy avenue within the highly sought after residential conservation area.

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

The property has been the subject of tasteful and stylish updating with a successful blend by the present owners retaining many of the original features with modern day fixtures and fittings. This is a bright and spacious property which is ideally located for all amenities much needed for day to day living.

The internal accommodation is arranged to 2 floors and briefly comprises of an entrance hall which leads through to a lovely bay windowed lounge which has an attractive log burning stove fire thus creating a cosy focal point to the room. Also extending through from the entrance hall is a bright aesthetically pleasing dining room or rear sitting room where French doors provide lovely views and access to the walled courtyard and garden beyond.

A very impressive dining kitchen is a well planned domestic preparation area with space for informal dining and with lovely views via concertina folding doors over the garden - a modern stylish kitchen with a range of units which are further complimented with integrated appliances and attractive coordinating fixtures and fittings - great for family gatherings and entertaining with friends.

To the first floor there are 4 bedrooms all leading off from a split level aesthetically pleasing landing.

The family bathroom has been the subject of tasteful updating with a quality white 3 piece suite, shower over the bath and soft contrasting tiled surround.

Outside to the rear the garden has been laid with low maintenance in mind. An attractive leisure area which serves to enhance the overall presentation throughout - ideal for summer barbecues or simply relaxing with family and friends.

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

Discerning purchasers can't fail to be impressed with this lovely move into condition property.

Location

The Avenues are fairly unique with many historic landmarks and community spirit creating many events throughout the year including the Open Gardens - bringing neighbours together for the event.

Chanterlands Avenue has a great choice of local independent traders and supermarkets however, Hull city centre is just a short distance from the property for a more extensive shopping experience.

Regular public transport connections provide easy access to the city centre and the Paragon road and rail interchange and the surrounding areas.

Highly reputable schools, colleges, academies and the University of Hull are close by for the growing family.

Other amenities include a health centre, doctors surgery and public library.

The "Avenues" are also known for its busy, vibrant and well visited cafe bars and restaurants along Princes Avenue, Newland Avenue and Chanterlands Avenue - great for socialising with friends and family!

The historic Pearson Park is also just a short distance from the property - all in all a great place to live!

Property Description

Ground Floor

Entrance - Glazed French doors with an overhead screen window leading through to an entrance porch.. The entrance porch has partial tiling to the walls and floors with a further front entrance door which leads through to the entrance hall..

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

Under stairs cloaks recess and meter cupboard.

Mid level dado rail.

High level picture rail.

Ceiling rose.

Cornice.

Oak grained effect laminate flooring.

Lounge - 14' 6" x 12' 11" (4.43m x 3.94m) Extremes to extremes.

Secondary glazed angle bay window with aspect over the front garden area.

Fireplace with recess for a dual fuel stove fire with tiled insert and hearth.

High level picture rail.

Ceiling rose.

Radiator.



Oak grained effect laminate flooring.

Rear Sitting Room/ Dining Room - 11' 11" x 11' 4" (3.64m

x 3.47m) Extremes to extremes.

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

Fireplace with canopied open grate and tiled insert and hearth.

High level picture rail.

Ceiling rose.

Cornice.

Radiator

Oak grained effect laminate flooring.

Inner Lobby - Extending from the entrance hall..

Radiator.

Oak grained effect laminate flooring.

Cloakroom leading off..

Cloakroom - White 2 piece suite comprising of a vanity wash hand basin with storage space beneath and a built-in low flush W.C. all with a contrasting tiled surround.

Built-in storage cupboard.

Double glazed opaque window.

Breakfast Kitchen - 20' 10" x 11' 1" (6.37m x 3.4m)

Extremes to extremes.

Double glazed concertina doors.

Range of high gloss base, drawer and wall mounted units. Matching housing with double oven.

Marble effect roll edge laminate work surface housing a single drainer sink unit with a flexi tap over.

Built-in and matching breakfast bar all with a contrasting tiled surround.

A further marble effect roll edge laminate work surface houses an induction hob and a stainless steel funnel hood extractor fan over also with a brick effect tiled splash back surround.

Integrated dishwasher.

Plumbing for automatic washing machine.

Space for tumble dryer.

Space for upright fridge/freezer.

Concealed gas central heating boiler.

Dining Area.

Radiator.

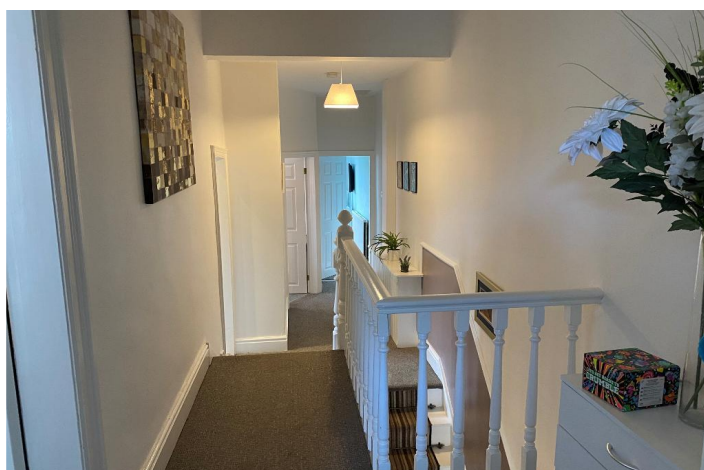
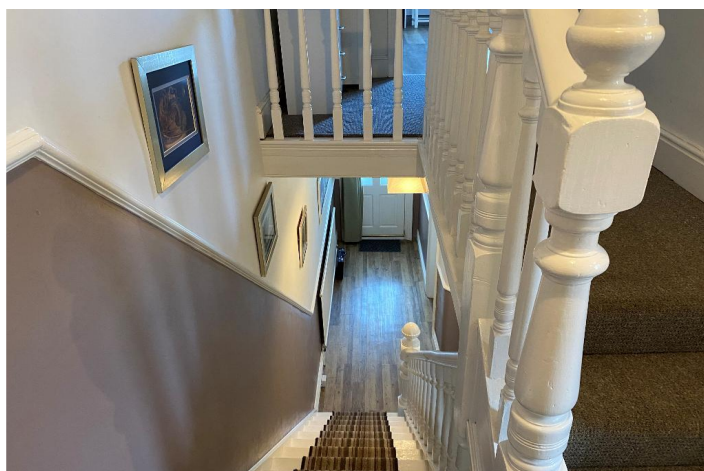
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First Floor

Landing

Split level with spindle rail enclosure.

2 x loft hatches - one has been boarded for storage.



Bedroom One - 18' 2" x 12' 1" (5.55m x 3.7m) Extremes plus recess to extremes.
Windows looking out over Marlborough Avenue and the over the front garden area.
Fireplace with canopied open grate for display purposes with a tiled insert.
Single robe.
Cornice.
Radiator.
Oak grained effect laminate flooring.

Bedroom Two - 12' 1" x 12' 0" (3.69m x 3.67m) Extremes to extremes plus recess.
Double glazed window with aspect over the rear garden area.
Ornate bedroom fireplace with open grate for display purposes only and over mantle.
Built-in single robe.
Radiator.

Bedroom Three - 11' 3" x 7' 8" (3.44m x 2.36m) Extremes to extremes plus door access.
Double glazed window with aspect over the rear garden area.
High level storage cupboard.
Radiator.

Bedroom Four - 9' 4" x 8' 2" (2.85m x 2.5m) Extremes to extremes.
Double glazed window with aspect over the rear walled courtyard area.

Family Bathroom - 3 piece suite comprising of a P-shaped panel bath, built-in vanity wash hand basin with storage space beneath and low flush W.C.
Chrome effect shower over the bath, fixed shower screen and contrasting tiled surround.
Double glazed opaque window.
Wall mounted towel rail/ radiator.
Recessed down lighting.
Chrome fittings to the sanitary ware.

Exterior

Rear Garden - Outside to the rear the garden has been laid with flag stones for ease of maintenance and further to create a patio/seating area.
The courtyard area is also paved for ease of maintenance and is enclosed with a high level timber perimeter fence with a high level gate which provides a covered access through to Marlborough Avenue.
There are raised flower and shrub beds.
The garden is tiered with a further raised patio/seating area to the rear.
A gardeners shed is also inset to the rear.
The main garden is enclosed with a high level timber perimeter and boundary fence.
External water supply.
External lighting.

Front Garden - The front garden has been laid with fine stone gravelling for ease of maintenance with a low mid level evergreen hedge screening to the boundary and perimeter.
Wrought iron railed enclosure to the perimeter with matching access gate.

Council tax band: C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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