

3 Bedroom Terraced House

Marlborough Avenue, Hull, HU5 3JX

£290,000



- LOVELY TRADITIONAL CHARACTERFUL PROPERTY
- HIGHLY SOUGHT AFTER CONSERVATION AREA
- ATTRACTIVE ESTABLISHED GARDEN AND PATIO
- DETACHED GARAGE
- GAS CENTRAL HEATING SYSTEM
- INTERNAL VIEWING HIGHLY RECOMMENDED





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Home Estates are delighted to offer to the market this lovely traditional characterful property which is perfectly placed within this highly sought after leafy conservation area.

The internal accommodation is arranged to three floors and briefly comprises of an entrance hall which extends through to a pleasant bay windowed lounge, also leading through from the hall is a separate reception room which would be perfect as a formal dining room.

There is also a breakfast room which flows nicely through to the fitted kitchen, the kitchen has an attractive range of matching units which are further complemented with integrated appliances and co ordinating fixtures and fittings, French doors from the kitchen provide lovely views and access to the rear patio and garden.

To the first floor there are three bedrooms and a family bathroom with a white three piece suite, shower over the bath and contrasting tiled surround.

To the second floor there is great potential with a spacious landing and separate room perfect use as a home office, study, computer room or hobbies space.

Outside to the rear the garden has everything one would expect from an Avenues property with an attractive established garden and patio. The garden is mainly laid to lawn with a lovely display of trees, plants, flowers and shrubs. A further secluded patio seating area is nicely tucked away to the rear of the garden adjacent to the detached garage.

Additionally as one would expect from a property of this calibre, there is a gas central heating system and partial double glazing.

Internal viewing is highly recommended and essential in order to appreciate the size and standard of the accommodation on offer.

Location

The 'Avenues' are highly regarded and well known for its wealth of amenities and interesting historic landmarks.

There are good shopping centres near by with local busy independent traders and well known supermarkets.

Regular public transport links create easy access to the city centre and surrounding areas. The city centre is just a short commute by car.

The area has many other amenities much needed for day to day living with a Doctors Surgery, Health Centre, Opticians, Post Office and Library.

For the growing family there are reputable sought after Schools, Colleges and Academies nearby. The University of Hull is also just around the corner along the neighbouring Cottingham Road. The Historic Pearson Park is also within walking distance. For those who enjoy socialising with friends and family you will be spoilt for choice as there are many busy and vibrant cafe bars and restaurants to choose from along Princes Avenue, Newland Avenue and Chanterlands Avenue. All in all a great place to live!

Property Description

Ground Floor

Entrance - Canopied open entrance porch with tiled flooring leading to a front entrance door with feature stained glass and leaded detail and overhead screen window and matching side screen windows. Leading through to the entrance hall..

Entrance Hall - Spindle staircase off to the first floor. Under stairs meter cupboard. Mid level dado rail. High level picture rail. Cornice. Radiator.

Bay Windowed Lounge - 15' 10" x 15' 9" (4.84m x 4.81m)
Extremes to extremes.

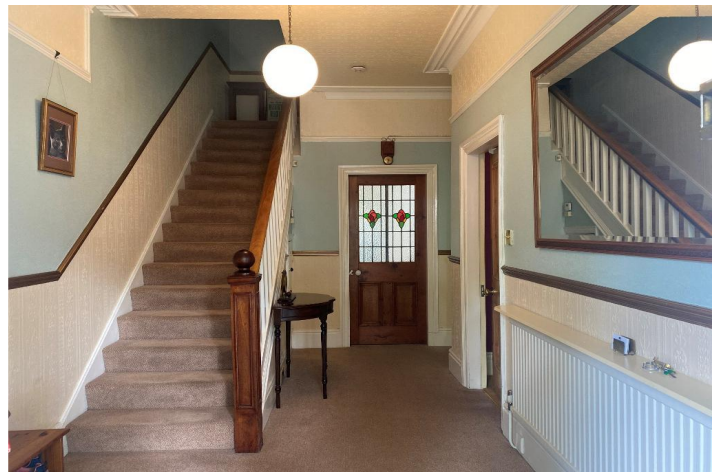
Deep bay window with aspect over the front garden area. Bay window has feature stained glass and leaded panels above.

Period fireplace with matching tiled back and hearth housing a log effect gas fire.

Wall light points.

Built-in open display shelving to the recess and low level storage cupboard.

Ceiling rose.



High level picture rail.
Cornice.
Radiator.

Rear Sitting Room/ Dining Room - 14' 5" x 13' 9" (4.4m x 4.21m) Extremes to extremes.

French door bay with a sealed unit french door and the bay has side screen windows with feature stained glass and leaded overhead screen windows. The bay looks out over the rear garden area.

Fireplace with a canopied grate for a living flame gas fire with a tiled insert and hearth.

High level picture rail.
Cornice.
Radiator.



Breakfast Room - 14' 0" x 9' 9" (4.29m x 2.99m) Extremes to extremes.

Double sash windows looking out over the rear garden area.

Deep built-in storage cupboard with shelving, matching drawer unit and low level storage unit.

A further storage cupboard with shelving.

Wall light point.

Radiator.

Concertina bi-fold doors lead through to the main kitchen area...



Kitchen - 12' 5" x 9' 4" (3.79m x 2.85m) Extremes to extremes.

Sealed unit double glazed window looking out over the rear courtyard area of the garden.

Sealed unit double glazed french doors providing views and access to the rear patio and gardens beyond.

Range of base, drawer and wall mounted units with chrome effect handle detail.

Coordinating solid beech wood work surface housing a 5 burner stainless steel hob, built-in oven beneath and a stainless steel funnel hood extractor fan over with a stainless steel splash back surround.

A further matching work surface houses a single drainer sink unit with a mixer tap over and a contrasting tiled splash back surround.

Space for an american style fridge/freezer.

Open display storage shelving.

Integrated washing machine.

Concealed gas central heating boiler.

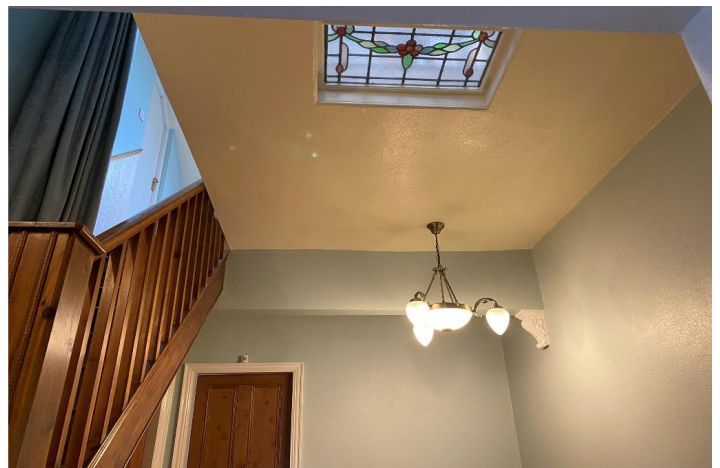
Fitted high level skylight window.

Laminate flooring.



First Floor

Landing - Split level with a feature stained glass and leaded skylight window.



Fixed staircase off to the second floor landing and attic room.

Bedroom One - 15' 9" x 15' 3" (4.82m x 4.67m) Extremes to extremes.

Sealed unit partially double glazed bay window with aspect over the front garden area. The bay window also has stained glass and leaded feature windows above within the bay.

Fire surround with canopied open grate for display purposes with a tiled insert.

Built-in single robe.

High level picture rail.

Cornice.

Radiators.

Bedroom Two - 12' 7" x 11' 5" (3.86m x 3.48m) Extremes to extremes.

Sash window with aspect over the rear garden area.

Built-in storage cupboard.

Ornate fireplace with canopied open grate for display purposes with a tiled insert and hearth.

High level picture rail.

Radiator.

Solid panel wood flooring.

Bedroom Three - Extremes to extremes.

Sealed unit double glazed window with aspect over the front garden area with feature stained glass and leaded windows above.

Built-in bookcase/display shelving.

Radiator.

Solid panel wood flooring.

Bathroom - 3 piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C. Electric shower over the bath and a tiled splash back surround.

Built-in cupboard with shelving and matching overhead storage unit.

Partial contrasting tiling to the walls.

Double glazed sealed unit partially opaque windows.

Radiator.

Second Floor

Landing - Fitted glazed skylight window.

Storage space to the eaves.

Attic Room - 12' 8" x 11' 4" (3.87m x 3.47m) Extremes to extremes.

Fitted skylight windows.

Storage space to the eaves.

Power and light.

Exterior

Rear Garden - Outside to the rear is a flagstone patio/seating area. The courtyard has also been laid with tiles and small pebble gravelling for ease of maintenance.

The garden is also mainly laid to lawn with shaped borders and beds housing numerous established trees, plants, flowers and shrubs.

A path extends to the rear.

There is a further seating area set beneath a timber pergola with tiled flooring.

The service door leads through from this area of the garden through to the garage.

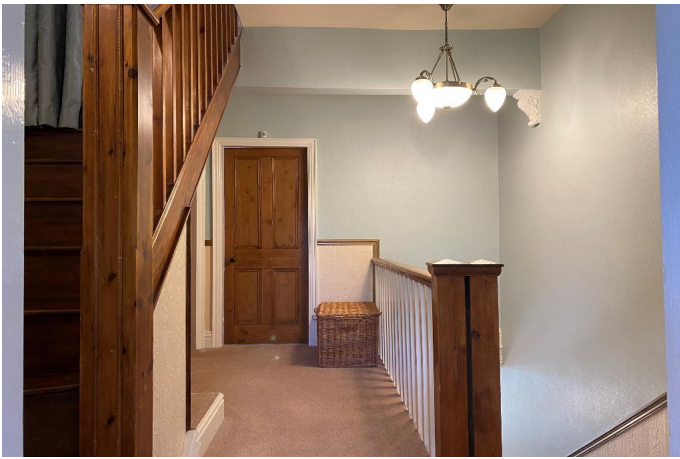
The garage has power, light and an up & over door.

External water supply.

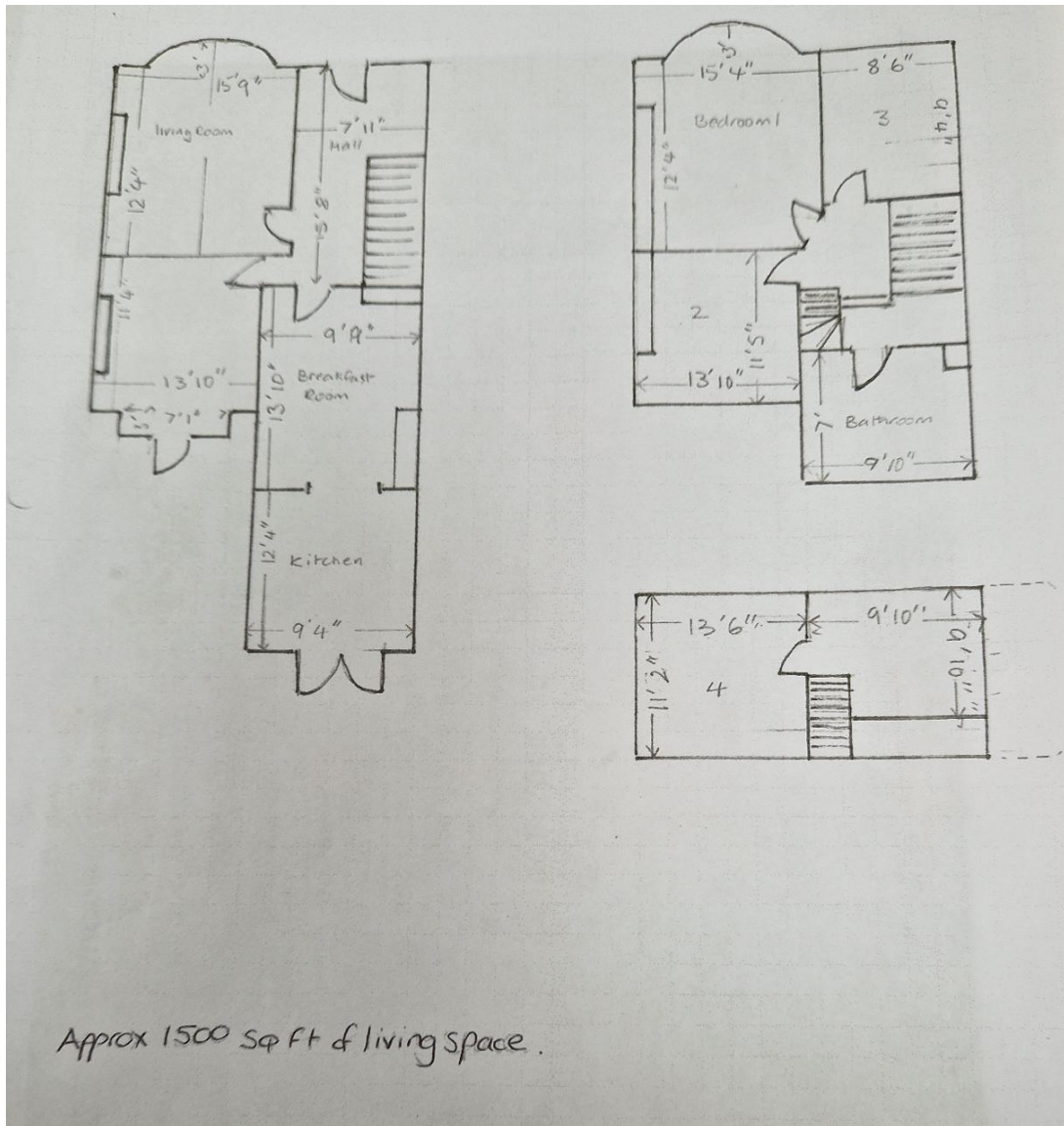
External lighting.
External electrical sockets.

Council tax band: C

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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