

4 Bedroom End Terraced House

Victoria Avenue, Hull, HU5 3EF

£345,000



- IMPRESSIVE PERIOD PROPERTY • ORIGINAL FEATURES • RECENTLY IMPROVED • 3 FLOORS • 4 BEDROOMS - 1 X EN-SUITE • CONSERVATORY/SUN ROOM • WALK-IN LARDER & UTILITY AREA • OFF ROAD PARKING • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING





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Truly impressive period property which has been the subject of recent improvement which has further enhanced the overall presentation and living accommodation throughout.

The present owner has managed a successful blend of the original features with tasteful and stylish updating much needed for the growing family and modern day living.

The impressive living accommodation is arranged to 3 floors and briefly comprises of an entrance hall which extends through to a stylish lounge and further extends through to a rear sitting room or dining room. The dining room leads directly through to a lovely conservatory/sunroom with views and access to the rear garden and patio/seating area. The breakfast kitchen is fitted with an attractive range of units which are further complimented with quality coordinating fixtures and fittings - this is a lovely space-a well planned domestic preparation area with space for informal dining.

Useful additions to the kitchen are a walk-in larder with lots of storage space and a utility/boot room.

To the first floor there are 3 aesthetically pleasing bedrooms, a family bathroom and a separate W.C.

To the second floor is a highly impressive master bedroom with a spacious recently installed en-suite.

Outside to the rear the garden is tiered with a patio/seating area and the garden is fairly low maintenance and mainly laid to lawn.

A spacious garage is conveniently placed within the rear boundary and the garage may be accessed directly from Victoria Avenue along the side elevation of the property.

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

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

Location

Victoria Avenue is perfectly placed within a highly sought after leafy conservation area with a newly installed fountain close by - a lovely feature of the Avenues, adding to other interesting historic landmarks within the area.

This most sought after conservation area is highly popular and well known for its wealth amenities which surrounds the property. There are busy interesting local traders nearby along the neighbouring Chanterlands Avenue however, if you are looking for a more extensive shopping experience Hull city centre, Cottingham village and the historic market town of Beverley are all easily accessed with just a short commute from the property.

For the growing family the area is also well known for its reputable schools, colleges and academies. The University of Hull is also conveniently placed along the neighbouring Cottingham Road.

The historic Pearson Park is within walking distance with a botanic garden, bandstand and children's play park.

The Avenues have a unique community spirit and for those who enjoy socialising with friends and family you will be spoilt for choice as there are many busy, vibrant and well visited café bars and restaurants nearby.

A great place to live, and a great property to call Home!

Property Description

Ground Floor

Entrance - Open arch entrance porch which leads to a part glazed front entrance door with overhead screen window.

This leads through to the entrance hall...

Entrance Hall - Spindle staircase after the first floor.

Under stairs cloaks recess and meter cupboard.

Feature paneling to the walls.

Arched corbels.

Ceiling rose.

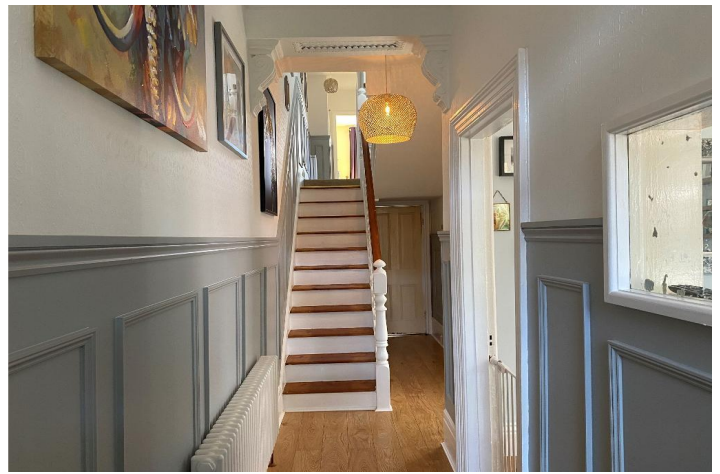
Classic style radiator.

Laminate flooring.

Lounge - 13' 7" x 12' 11" (4.16m x 3.94m) Extremes to extremes.

Sash style windows with aspect over the front garden area. Additionally, there is a multipaned sash window with aspect to the side elevation.

Fireplace with tiled back and hearth.



Cornice.
Classic style radiator.

Rear Sitting Room/ Dining Room - 11' 11" x 10' 8" (3.64m x 3.27m) Extremes to extremes.

Multi paned sash window looking out over the side elevation and double glazed french doors with side screen and overhead screen window leads through to the conservatory.

Ceiling Rose.
Cornice.
Radiator.



Kitchen - 22' 4" x 9' 0" (6.81m x 2.75m) Extremes to extremes.

Double glazed window with aspect through to the conservatory.

Double glazed rear entrance door with matching side screen windows looking out over the rear courtyard garden.

Range of matching base, drawer and wall mounted units. Solid wood worksurface housing a ceramic single drainer sink unit with a barrel tap swan neck mixer tap over and a matching solid wood splash back surround. Rustic style niche for a range master cooker with a funnel hood extractor fan over and a contrasting splash back surround.

Integrated dishwasher.
Integrated fridge.

Open display shelving.
Recessed down lighting.

Ceramic tiled flooring.
To the rear of the kitchen, is a walk-in larder with shelves for storage.



Utility Room - Fitted Velux skylight window.

Wall mounted gas central heating boiler.
Plumbing for automatic washing machine.

Space for tumble dryer.
Space for upright fridge/freezer.

Ceramic tiled flooring.
Double glazed opaque window.



Conservatory - 10' 6" x 9' 7" (3.22m x 2.93m) Extremes to extremes.

Partially brick built.
Double glazed windows and double glazed door providing views and access to the rear garden area.

First Floor

Landing - Split level with spindle staircase off to the second floor.

Feature paneling.



Radiator.

Bedroom One - 17' 1" x 13' 8" (5.22m x 4.19m) Extremes to extremes.

Double glazed windows with aspect over the front garden area.

Fireplace with tiled back and open display grate.

Radiator.

Bedroom Two - 11' 11" x 11' 1" (3.64m x 3.4m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Coving.

Radiator.

Bedroom Three - 10' 2" x 9' 2" (3.1m x 2.8m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Ceiling rose.

Radiator.

Bathroom - 2 piece suite comprising of a panel bath with a rainwater shower head over and a concertina bifold shower door and wall mounted wash hand basin with a contrasting tiled surround.

Classic style radiator/towel rail.

Double glazed opaque window.

Laminate flooring.

W.C. - Adjacent to the main bathroom with a 2 piece suite comprising of a low flush W.C wall mounted wash hand basin.

Feature paneling to the walls.

Double glazed opaque window.

Second Floor

2nd Floor Landing - Skylight window.

Bedroom Four & En-suite - 15' 8" x 13' 5" (4.8m x 4.1m) Extremes to extremes.

Fitted Velux skylight window and a further fitted double glazed window looking out over the front garden area.

Beamed ceiling.

Fitted double wardrobe with sliding doors.

Radiator.

En-suite:

3 piece suite comprising of a spacious walk-in shower enclosure with contrasting tiled surround, fitted vanity wash hand basin with storage space beneath and a built-in low flush W.C

Upright towel rail/radiator.

Chrome fittings to the sanitary ware.

Double glazed window which looks out over the rear garden area.

Beamed ceiling.

Recessed down lighting.

Classic style radiator.

Exterior

Rear Garden - Outside to the rear is a walled courtyard with a york stone paving and a patio/seating area.

The garden is south facing and is also mainly laid to lawn and enclosed with a high-level timber perimeter fence and a high-level timber access gate leading through to the side elevation.

To the rear of the garden within the rear boundary is a garage with a service door from the main garden area and

up and over door. This can be accessed directly from Victoria Avenue via the side elevation.

External water supply.

External lighting.

Council tax band: C

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