

6 Bedroom Semi Detached House

Salisbury St, HULL, HU5 3EU

£450,000



- OUTSTANDING PERIOD PROPERTY • ARRANGED TO 3 FLOORS • CONSERVATION AREA • 6 BEDROOMS • 4 BATHROOMS & 2 WCS • MANY ORIGINAL FEATURES • GATED OFF-ROAD PARKING • GARAGE • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING





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A highly impressive 6 bedroom residence which is perfectly placed within this most sought after and prestigious conservation area.

This charming and characterful Semi Detached double bay fronted property is arranged to 3 floors with impressive period features which have been tastefully enhanced to accommodate modern living. Discerning purchasers cannot fail to be impressed with the size and standard of the accommodation on offer. Internal viewing is absolutely essential in order to appreciate all of the features, room sizes and standards. This delightful property is characterised by bright and spacious accommodation throughout including on the ground floor a welcoming reception hall, 2 bright and spacious reception rooms with deep bay windows, breakfast room, kitchen, utility/laundry, separate W.C. and boiler room.

To the first floor, there are 4 generously proportioned bedrooms, 2 with the benefit of en-suite shower rooms. There is also a family bathroom with a white 3-piece suite and a separate W.C.

To the second floor, there are 2 further bedrooms with 3 walk-in storage rooms offering great potential to create a further bedroom if required.

Outside there is a wrap around garden to 2 sides with mature shrubs, plants and flowers.

To the rear is a raised paved patio/seating area, all enclosed with a high/mid level brick boundary wall. The private drive extends to the detached garage. The garage has double opening doors, power, light and provides a secure off road parking space. However, the drive has a multi-vehicle off road parking or hard standing area. As one might expect from a property of this calibre, there is a gas central heating system, partial double and secondary glazing throughout.

A truly unique property.

Internal viewing of this very special property is highly recommended.

One not to be missed!

Location

This appealing property is perfectly placed for all amenities needed for day to day living. Busy independent traders along the neighbouring Chanterlands Avenue and Newland Avenue have a great choice of local shops. Hull city centre is just a short distance from the property for a more extensive shopping experience.

This lovely conservation area is a great community playing host to many events throughout the year including the Avenues Open Gardens in the summer. The property is surrounded with a wealth of local historic landmarks and Pearson Park is within short walking distance.

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

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

There are other amenities conveniently placed with a medical centre, public library and post office on Chanterlands Avenue.

The University of Hull and Hull Royal Infirmary are just a short commute from the property.

This desirable conservation area has a superb choice of multicultural restaurants and cafe bars on Chanterlands Avenue, Newland Avenue and Princes Avenue for those wishing to spend quality leisure time with friends and family.

All in all, a great place to live!

Property Description

Ground Floor

Entrance - Canopied entrance reception porch which leads to a part glazed front entrance door with stained and leaded detail and feature side screen windows. This leads through to the entrance porch/cloaks area.

Entrance Porch/Cloaks Area - Deep walk in under stairs storage/meter cupboard

Coving.

Solid panel wood flooring.

Double multi-paned French doors lead through to the reception hall.

Reception Hall - Spindle turned staircase off to the first floor.

Fireplace with canopied grate for coal effect living frame gas fire with over mantle, tiled inset and hearth. Cornice.

Ceiling rose.



Solid panel wood flooring.

Arch with corbel leading through to the breakfast room.

Lounge - 17' 2" x 16' 3" (5.25m x 4.97m) Extremes to extremes.

Deep secondary glazed and leaded bay window with aspect over the front garden area.

Fireplace with matching back and hearth with grate for solid fuel fire.

Secondary glazed and leaded oriel style window with aspect over the private drive.

High level picture rail.

Ceiling rose.

Cornice.

Radiator.

Solid panel wood flooring.



Reception Room - 21' 8" x 15' 4" (6.61m x 4.69m)

Extremes to extremes.

Glazed leaded deep bay window with aspect over the front garden area.

Ornate fireplace with mirrored over mantle and arched grate for coal effect living flame gas fire and a tiled hearth.

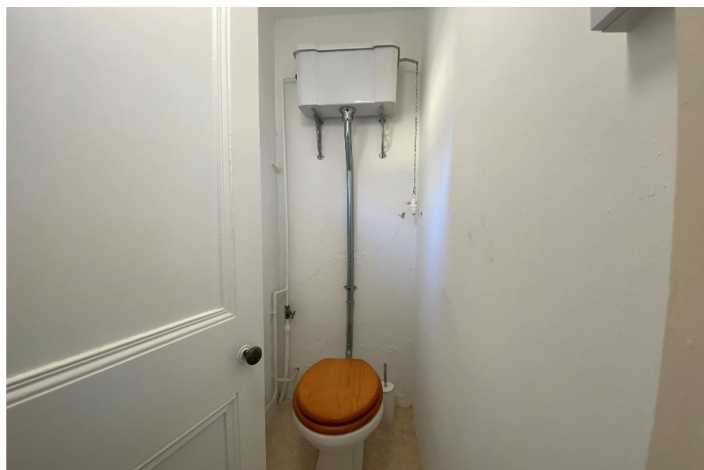
High level picture rail.

Ceiling roses.

Cornice.

Radiator.

Solid panel wood flooring.



Breakfast Room - 13' 3" x 11' 11" (4.05m x 3.64m)

Extremes to extremes.

With direct access to the main kitchen area.

Sealed unit multi-paned double glazed windows with aspect over the rear garden area.

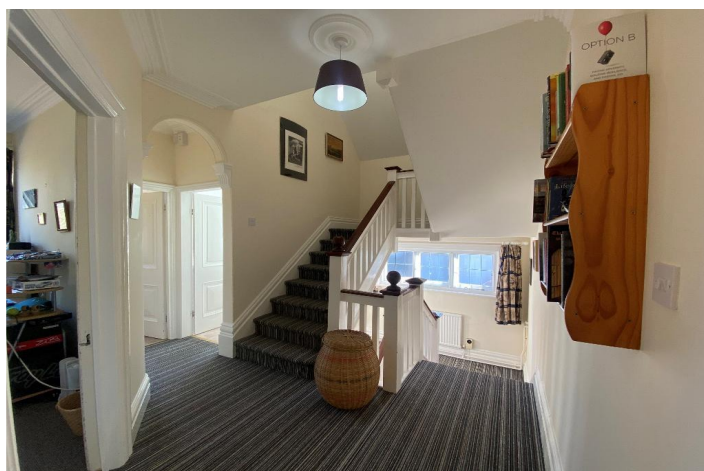
High level storage cupboards with low level matching drawer units and storage space beneath. Chimney breast with tiling with a recessed log burning stove and tiled hearth.

Ceiling rose.

Cornice.

Radiator.

Solid panel wood flooring.



Kitchen - 13' 3" x 7' 8" (4.05m x 2.35m) Extremes to extremes.

With an open arch to a utility area.

Multi-paned sealed unit double glazed windows with aspect over the rear garden.

Range of matching base, drawer and wall mounted units with a coordinating roll edged laminate work surface housing a 6 burner gas hob and a contrasting tiled



splash back surround with a recessed extractor fan over.

Double oven.

A further work surface houses a 1&1/2 bowl single drainer sink unit with a swan neck mixer tap over and a tiled splash back surround.

Plumbing for dishwasher.

Plumbing for automatic washing machine.

Utility Area - Secondary glazed and leaded opaque window.

High level storage shelving.

Space for larder fridge.

Space for larder freezer.

High level wall mounted storage unit with low level base unit beneath and a roll edged laminate work surface.

Quarry tiled flooring.

Rear Entrance Lobby - Boiler room with the wall mounted gas central heating boiler.

Rear entrance door.

A further roll edged laminate work surface with space for a tumble dryer.

GF WC - High level cistern W.C.

Glazed window.

First Floor

First Floor Landing - Secondary glazed and leaded multi-paned windows.

Radiator.

Steps to the main landing area.

Main landing area has an arched opening,

Ceiling roses.

Cornice.

Spindle staircase off to the second floor.

Bedroom One & En-suite - 17' 3" x 12' 9" (5.26m x 3.89m) Extremes to extremes plus door recess.

Sealed unit double glazed and leaded multi-paned windows with aspect over the front garden area.

High level picture rail.

Ceiling rose.

Cornice.

Radiator.

En-suite shower room.

3-piece suite comprising a separate shower enclosure, pedestal wash hand basin and low flush W.C.

Electric shower within the shower enclosure.

Sealed unit double glazed and leaded opaque window.

Extractor fan.

Radiator.

Bedroom Two & En-suite - 14' 4" x 13' 4" (4.37m x 4.08m) Extremes from front of fitted wardrobes to extremes.

Sealed unit double glazed and leaded windows with aspect over the front garden area.

Range of fitted wardrobes and storage cupboards.

High level picture rail.

Ceiling rose.

Radiator.

En-suite shower room.

3-piece suite comprising a separate shower enclosure with electric shower, pedestal wash hand basin with a tiled splash back surround and low flush W.C.

Chrome fittings to the sanitary ware.

Extractor fan.

Bedroom Three - 13' 5" x 10' 10" (4.1m x 3.32m) Extremes to extremes.

Sealed unit double glazed windows with aspect over the rear garden area.

Inter-connecting door to bedroom four next door.

Ceiling rose.

Cornice.

Radiator.

Bedroom Four - 13' 3" x 9' 9" (4.06m x 2.99m) Extremes to extremes.

Sealed unit double glazed windows with aspect over the rear garden area.

Inter-connecting door to bedroom three next door.

Ceiling rose.

Cornice.

Radiator.

FF W.C. - High level cistern W.C.

Sealed unit double glazed opaque window.

Family Bathroom - 3-piece suite comprising of a panel bath with electric shower over, easy clean surfaces, fixed shower screens, pedestal wash hand basin and high level system W.C.

Partial easy clean high gloss surfaces.

Low level bidet.

Chrome fittings to the sanitary ware.

Double glazed opaque and multi-paned leaded windows.

Coving.

Radiator.

Second Floor

2nd Floor Landing - Spindle rail enclosure.

Built in double storage.

Glazed and leaded window.

Bedroom Five - 14' 1" x 12' 2" (4.31m x 3.73m) Extremes to extremes plus recess.

A reception room which has been converted to a kitchen.

Sealed unit multi-paned windows with aspect over the rear garden area.

Built in storage, shelving and hanging rail.

Built in single drainer sink unit with a mixer tap over and a tiled splash back surround.

Space for dining table or breakfast table.

Radiator.

Shower Room - 3-piece suite comprising of a separate shower enclosure with an electric shower and high gloss easy clean surfaces, pedestal wash hand basin with tiled splash back surround and low flush W.C.

Extractor fan.

Chrome fittings to the sanitary ware.

Radiator.

Bedroom Six - 15' 9" x 14' 5" (4.81m x 4.41m) Extremes to extremes plus recess.

Sealed unit double glazed and leaded multi paned windows with the aspect over the front garden area.

Ceiling roses.
Radiator.

Storage Areas - From the 2nd floor landing there are 3 walk in storage areas.
There is potential here for conversion to a further bedroom if required.
Glazed leaded window in space one.
Power and light in all storage spaces.
Fitted skylight opaque window in storage space three.

Exterior

Rear Garden - Outside to the rear the garden has been laid for ease of maintenance, with a raised paved patio/seating area.
The garden is enclosed with a high/mid level brick perimeter wall.
External lighting.
The detached garage sits at the head of the private drive.
The garage has windows, power and light and large double opening doors
The drive extends along the side elevation and is enclosed with high level drive gates with wrought iron detailed enclosure and matching access gate.
The rear garden has well stocked window boxes.

Front Garden - The front garden is enclosed with a low level brick boundary wall with ornate wrought iron rail detail and privet hedge.

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.







Total area: approx. 283.7 sq. metres (3053.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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