



Marlborough Ave, Hull, HU5 3LE

An exceptional property with a unique presentation perfectly placed within one of Hull's most prestigious conservation areas.

A truly fine residence with impressive, super stylish internal and external accommodation. The present owners have managed a high level successful blend of the original with recently installed fixtures and fittings much needed for day-to-day living. This delightful property has superb wrap around gardens within an appealing, generously proportioned corner position which runs from Marlborough Avenue through to Richmond Street.

The accommodation is sympathetically restored, with move into accommodation which is arranged to 2 levels. Much attention to detail has been given throughout within this impressive series of updating.

The property briefly comprises of an entrance hall, superb bay windowed lounge, further reception room, dining kitchen with integrated appliances, a bespoke island and full width double glazed windows and GF WC

There are 4 aesthetically pleasing bedrooms - 1 with an en-suite, all leading off from a bright and spacious split level landing and a family bathroom with a quality suite to include a roll top bath.

Outside the gardens have been landscaped and improved to further enhance the overall presentation throughout, with a high level evergreen privacy screen hedge. The garden also has an attractive shaped patio/seating area ideal for summer barbecues or simply for leisure. Twin garages with power and light are also accessed conveniently from the rear garden via a service door.

An outstanding property with many features too numerous to mention.

A very special property, one not to be missed!

Key Features

EXCEPTIONAL PROPERTY

CORNER PLOT WITH WRAP AROUND
GARDENS

MUCH ATTENTION TO DETAIL
THROUGHOUT

STYLISH KITCHEN WITH BESPOKE
ISLAND

4 BEDROOMS - 1 WITH EN-SUITE

BATHROOM WITH ROLL TOP BATH

TWIN GARAGES

DOUBLE GLAZING

Location

This lovely leafy tree lined Avenue is well served with a wealth of local amenities. A highly sought after conservation area with many interesting historic landmarks and period properties.

Busy, interesting local shopping centres are all within walking distance and for the growing family there are highly reputable schools, colleges and academies. The University of Hull is just around the corner along the neighbouring Cottingham Road.

As one would expect, there are many other amenities, including a post office, a health centre, doctor's surgery and library.

Hull city centre and the village of Cottingham are easily accessed for a more extensive shopping experience. Regular public transport links provide easy access in and out of the city.

For those wishing to spend leisure time, nights out with family and friends, you would be spoilt for choice as there are many busy and vibrant multicultural cafe bars and restaurants along Princes Avenue extending through to Newland Avenue.

The historic Pearson Park is easily accessed with a recently renovated and upgraded bandstand, botanical gardens and children's park.

Everything a discerning purchaser would aspire to!

Property Description

Ground Floor

Entrance - Canopied entrance porch with partial tiling leading to a double glazed and etched front entrance door with matching side screen and overhead screen windows. This 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.

Ceiling rose.

Cornice.

Oak effect panel flooring.

Lounge - 16' 11" x 14' 8" (5.17m x 4.49m) Extremes to extremes.

Double glazed angled bay window with aspect over the garden areas.

Fireplace with ornate canopied open grate for solid fuel fire with a tiled insert and hearth.

Built in storage display units to the recesses with low level storage cupboard.

High level picture rail.

Ceiling rose.

Cornice.

Radiator.



Inner Hall - Radiator.
Oak effect panel flooring.

Rear Sitting Room - 14' 9" x 11' 2" (4.51m x 3.42m) Extremes plus door access to extremes plus recess.
Double glazed sash style angled bay window with aspect over the garden areas.
Fireplace with rustic brick niche housing a log burning stove with a high gloss hearth.
High level picture rail.
Ceiling rose.
Cornice.
Radiator.
Oak effect panel flooring.



Dining Kitchen - 27' 11" x 11' 1" (8.51m x 3.38m) Extremes to extremes.
Multi paned double glazed window providing views out to the rear garden areas.
Range of white high gloss base, drawer and wall mounted units.
Integrated fridge and freezer.
Further integrated freezer.
Integrated dishwasher.
Integrated washing machine.
Built in central island doubling as a breakfast bar with quartz siltstone work surfaces and has a 1 & 1/2 bowl single drainer sink unit with a mixer tap over.
A further work surface houses a 5-burner hob with an extractor fan over and a high gloss glazed splash back surround.
Matching housing for a microwave oven and built in oven beneath.
Concealed gas central heating boiler.
Space for good sized dining table.
Classic style upright radiator.
Recessed downlighting.
Radiators.
Coordinating ceramic tiled flooring.
Double glazed multi paned stable style rear entrance door providing access through to the rear garden area.



GF Cloaks/WC - White 2-piece suite comprising of a vanity wash hand basin with storage space beneath and low flush W.C.
Chrome fittings to the sanitary ware.
Glazed opaque window.
Extractor fan.
Coordinating tiled flooring.

First Floor

Landing - Split level with the spindle railed enclosure.
Ceiling rose.
Cornice.
Slash style window looking out over the garden areas. Also,



there's a inner hall to the landing with a radiator loft hatched through to the roof void.

Bedroom One & En-suite - 16' 11" x 10' 11" (5.17m x 3.35m)

Extremes to extremes within the recess.

Double glazed sash style angled bay window with aspect over the front garden area.

Ceiling rose.

Cornice.

High level picture rail.

Radiator.

Double glazed and etched multi-paned doors lead through to a shower room..

En-suite..

3-piece suite comprising of a walk-in corner shower enclosure with chrome effect, flexi shower and rainwater shower head, built-in vanity wash hand basin with storage space beneath and low flush W.C.

Chrome fittings to the sanitary ware.

Contrasting tiled surround.

Extractor fan.

Recessed downlighting.

Tiled effect flooring.



Bedroom Two - 14' 9" x 11' 3" (4.5m x 3.43m) Extremes to extremes.

Double glazed sash style angled bay window with aspect over the garden areas.

Built in double robes to the recesses.

Ceiling rose.

Cornice.

Radiator.

Bedroom Three - 11' 2" x 8' 9" (3.42m x 2.69m) Extremes to extremes.

Double glazed picture window with the aspect over the rear garden area and double glazed multi-paned window also with aspect over the side elevation and rear garden areas.

Radiator.



Bedroom Four - 8' 8" x 7' 5" (2.66m x 2.28m) Extremes to extremes.

Double glazed multi-paned window aspect over the garden areas.

High level hanging rail and shelf above.

Radiator.



Bathroom - 4-piece suite comprising of a claw and ball foot roll top bath with Victorian style shower attachment, pedestal wash hand basin, low flush W.C. and walk-in corner shower enclosure with a flexi shower and rainwater shower head over with contrasting tiled surround.

Chrome fittings to the sanitary ware.

Chrome effect upright towel rail/radiator.

Glazed opaque windows.

Recessed downlighting.
Extractor fan.
Coordinating tiled effect flooring.

Exterior

Gardens - The property has wrap around gardens to both the front, side and rear elevations.

The front garden area is enclosed with an evergreen mid level hedge screening and laid with fine stone pebble chippings for ease of maintenance with low ground covering shrubs inset.

The side garden area has been laid with flagstone pavings for ease of maintenance and further to create a patio/seating area with low level sleeper borders housing numerous established plants, flowers and shrubs.

The borders also have established plants, flowers and shrubs inset.

There is a block paved patio/seating area to the garage approach, with a service door to the garage.

The garage also has power and light.

The garden is enclosed with a high level of timber perimeter and boundary fence with an access gate leading through to Richmond Street.

Additionally, there is an area which is laid to lawn and wraps around from the side elevation to the rear garden area.

The side garden is also enclosed with a high level evergreen hedge screening from Richmond Street through to Marlborough Avenue.

Council tax band: D

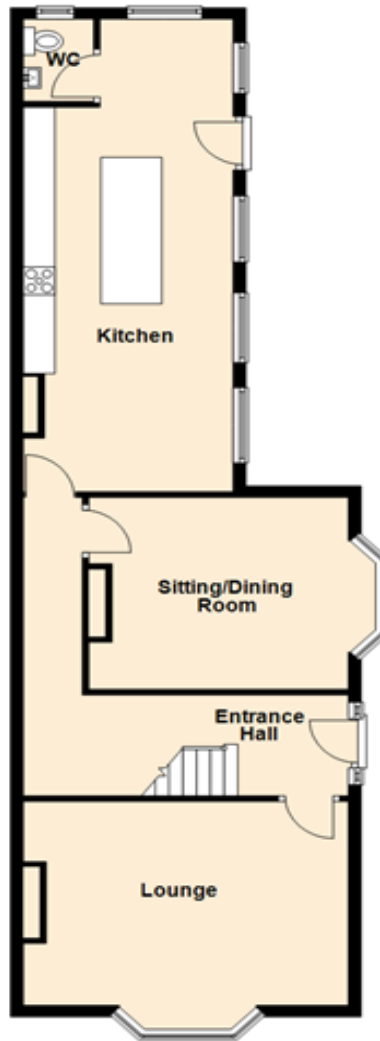
MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and 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.





Ground Floor

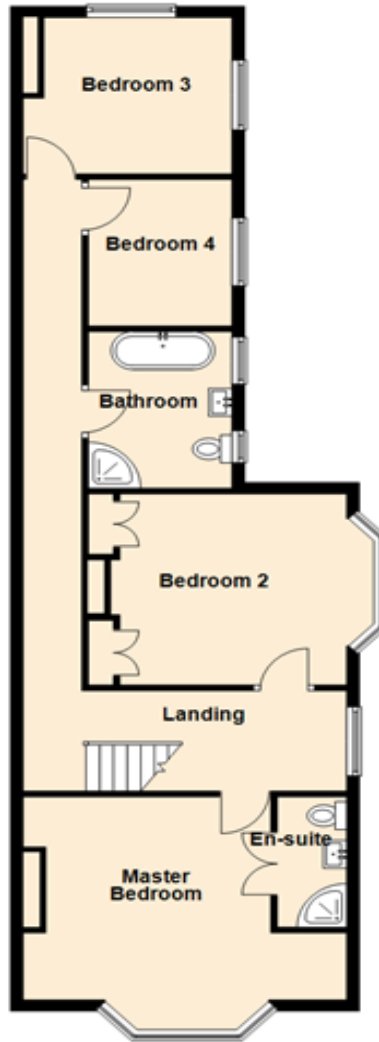
Approx. 75.9 sq. metres (816.5 sq. feet)



Total area: approx. 151.9 sq. metres (1635.1 sq. feet)

First Floor

Approx. 76.0 sq. metres (818.6 sq. feet)





Total area: approx. 151.9 sq. metres (1635.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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