



Park Avenue, HULL, HU5 4DA

A truly impressive property set within lovely wrap around gardens within this most sought after conservation area.

A stylish property with a tasteful and sympathetic blend of the original, together with recent additional upgrading much needed for day-to-day living. The super smart accommodation is arranged to two floors with bright and airy accommodation which flows beautifully from room to room. The internal accommodation comprises of a pleasant lounge, rear sitting room or formal dining room, which opens through to a highly impressive dining kitchen and a utility/WC.

To the first floor, there are 4 aesthetically pleasing bedrooms and a bathroom which has been tastefully restyled to reflect the era of the property.

Outside, as one would expect the rear garden serves to enhance the overall presentation throughout, an attractive low maintenance area with a patio/seating area inset, BBQ area and pizza oven.

A further benefit with the property is a garage with gated access from Richmond Street.

A perfect example of an "Avenues" property presented in move in to condition. One not to be missed!

Internal viewing is highly recommended on this very special property.

Key Features

SOUGHT AFTER CONSERVATION
AREA

IMPRESSIVE, STYLISH PROPERTY

2 RECEPTION ROOMS

SPACIOUS WELL EQUIPPED DINING
KITCHEN

4 BEDROOMS

RESTYLED BATHROOM

WRAP AROUND GARDENS

GARAGE

Location

The "Avenues" are more a way of life, playing host to many seasonal events throughout the year.

The property is perfectly located close to all amenities with busy independent traders and High street supermarkets nearby.

For the growing family there are highly reputable schools, colleges and academies to choose from.

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

This leafy conservation area has many interesting historic landmarks to include: the well visited Pearson Park along the neighbouring Princes Avenue, a doctor's surgery, opticians, post office and library.

The area is also well known for its cosmopolitan vibe, as there are many well visited multicultural cafe bars and restaurants to choose from along the neighbouring Princes Avenue extending through to Newland Avenue, perfect for those wishing to spend quality leisure time nights out, etc. with family and friends.

Property Description

Ground Floor

Entrance - Glazed and leaded front entrance door with stained glass detail inset and matching side screen windows leading through to the entrance hall.

Entrance Hall - Spindle staircase off to the first floor. Under stairs cloaks recess and meter cupboard. A further deep storage area just leading off.

Radiator.

Mid level dado rail.

High level picture rail.

Ceiling rose.

Cornice.

Solid panel wood flooring.

Lounge - 15' 3" x 14' 9" (4.68m x 4.51m) Extremes to extremes.

Dual aspect.

Sealed unit bay window with aspect over the front garden area and a further double glazed window with aspect over the side garden area.

Chimney breast with recessed log burning stove fire with oak over mantle and flagstone hearth.

High level picture rail.

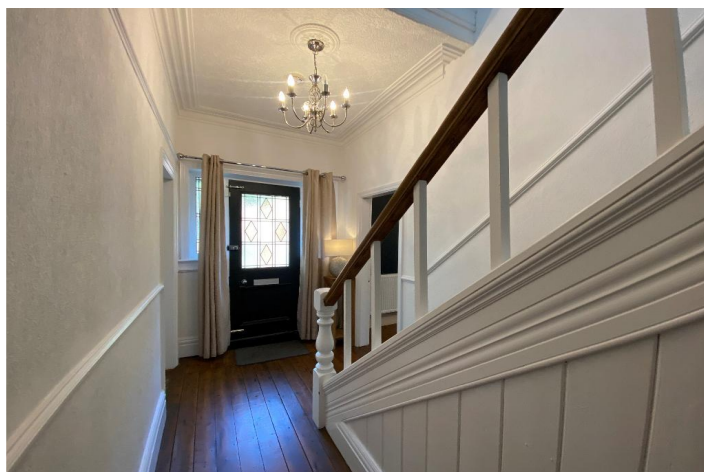
Ceiling rose.

Cornice.

Radiator.

Solid panel wood flooring.

Rear Sitting Room - 14' 8" x 11' 8" (4.49m x 3.57m) Extremes to extremes.



Arched opening through to the dining kitchen.
 A traditional fireplace with ornate canopied open grate for a coal effect living flame gas fire and a tiled insert and hearth.
 Ceiling rose.
 Cornice.
 Radiator.
 Solid panel wood flooring.
 Steps down to the dining kitchen.

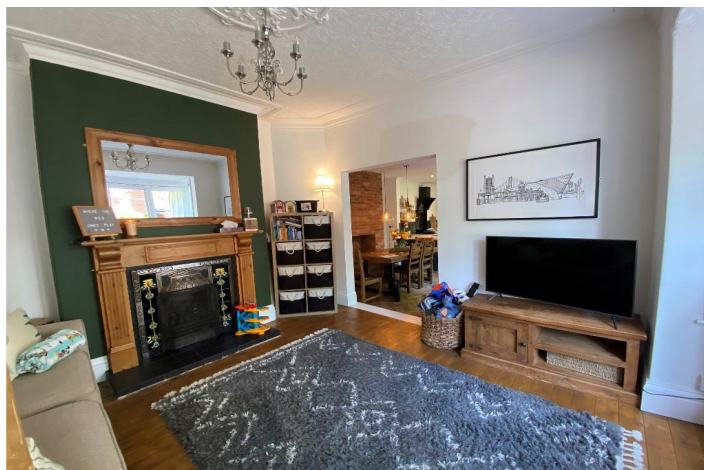
Dining Kitchen - 22' 0" x 11' 1" (6.72m x 3.4m) Extremes to extremes.
 Double glazed patio doors providing views and access to the rear patio and gardens beyond.
 A further double glazed window looking out over the rear garden area.
 Range of matching base, drawer and wall mounted units.
 Quartz coordinating work surface with a deep double bowl Belfast style sink and mixer tap over which also has a heated water point.
 There's a further quartz work surface housing a hob, built in extractor fan over and high gloss splash back surround all with the contrasting tiled surround.
 Built in and matching breakfast bar.
 Space for a good sized dining table.
 A feature chimney breast has a niche for display purposes.
 Integrated microwave.
 Integrated double oven.
 Integrated fridge and freezer.
 Integrated dishwasher.
 Herring bone style karndean flooring.

Rear Entrance Lobby - Double glazed rear entrance door.
 Space for an upright fridge/freezer.
 Ceramic tiled flooring.

Utility - Cupboard housing space for a washing machine and tumble dryer and storage space above.
 Roll edged laminate work surface with a circular ceramic hand wash single basin sink unit and mixer tap over with a brick effect tiled splash back surround.
 Low flush W.C.
 Double glazed opaque window.
 Extractor fan.
 Wall light point.
 Radiator.
 Ceramic tiled flooring.

First Floor

Landing - Split level.
 Spindle rail enclosure.
 Double glazed window looking out over the side garden area.
 Loft hatch through to the roof void.
 Built in storage cupboard.
 Recessed down lighting.



Radiators.

Bedroom One - 15' 3" x 12' 0" (4.66m x 3.66m) Extremes to extremes.

Multi paned double glazed window with aspect over the front garden area.

Ornate fireplace with over mantle.

High level picture rail.

Coving.

Radiator.

Bedroom Two - 11' 10" x 11' 7" (3.63m x 3.55m) Extremes to extremes.

Irregular shape.

Window with aspect over the side garden area.

Fireplace with over mantle.

Coving.

Radiator.

Bedroom Three - 11' 5" x 9' 11" (3.48m x 3.03m) Extremes to extremes.

Double glazed angled bay window with aspect over the rear garden area.

Built in window seat.

Radiator.

Bedroom Four - 7' 2" x 6' 7" (2.2m x 2.02m) Extremes to extremes.

Double glazed window with aspect over the side garden area.

Radiator.

Bathroom - White 3-piece suite comprising of a claw and ball foot bath, built in vanity wash hand basin with storage space beneath and low flush W.C.

Rainwater shower head over the bath and fixed shower screen all with a brick effect tiled splash back surround.

Classic style upright radiator.

Recessed down lighting.

Double glazed opaque window.

Coordinating tiled flooring.

Exterior

Rear Garden - Outside to the rear, the garden has been laid with artificial grass for ease of maintenance and there is a paved patio/seating area inset.

Garage with a service door from the main garden area.

Flower and shrub borders.

The garden is all enclosed with a high level timber perimeter and boundary fence.

Front Garden - The front garden area has been laid with fine stone chippings with flower and shrub borders all enclosed with a low level brick boundary wall and perimeter wall.



The wall extends and wraps around the house to the side elevation.
Once again, all enclosed with a low level brick boundary wall and with matching columns.
A further flagstone patio/seating area and a high level timber divide to the front garden area with a matching access gate.

Garage - With gated access from Richmond Street.

Council tax band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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