



Marlborough Ave, Hull, HU5 3LE

Home Estates are delighted to offer to the market this truly fine example of a highly impressive "Avenues" property.

The property has been the subject of tasteful renovation, restoration and reconfigured accommodation which is arranged to 3 floors thus creating a move into conditioned property with an outstanding and tasteful finish. The current owners have managed a successful blend of original features together with recent additional quality fixtures and fittings much needed for modern day-to-day living. The house flows beautifully from room to room, with bright and airy accommodation.

This exceptional property is arranged to 3 floors with an entrance hall, pleasant lounge, opening through from the entrance hall is a superb space incorporating an attractive fitted kitchen with a range of units with quality fixtures and fittings and integrated appliances. Fitted skylight windows over the dining area bring extra light through to this space with French doors providing views and access through to the rear garden and rear patio.

There is a utility/laundry room and a GF Cloaks/WC.

To the first floor, there are 3 aesthetically pleasing bedrooms, a family bathroom and a walk in dressing room.

To the second floor is a further bedroom with an en suite shower room. Outside to the rear, the garden serves to enhance the overall presentation throughout. The garden is mainly laid to lawn with double patio/seating areas, one beneath a bespoke pergola and veranda.

The garage sits to the rear of the garden and is conveniently placed with a service door from the main garden area.

There are many other impressive features too numerous to mention.

Internal viewing is highly recommended - A very special property, one not to be missed!

Key Features

SOUGHT AFTER CONSERVATION
AREA

IMPRESSIVE PERIOD PROPERTY

SYMPATHETICALLY RESTYLED

ATTRACTIVE DINING KITCHEN

WITH SOFA AREA

UTILITY AND GF WC

4 BEDROOMS & 2 BATHROOMS

GARAGE

Location

Marlborough Avenue is ideally located within this most sought after conservation area, surrounded with a wealth of local historic amenities. There are busy, local independent shopping centres within walking distance. Regular public transport links create easy access to the city centre and surrounding areas.

Other amenities include highly reputable schools, colleges and academies, a post office, library and health centre. The Hull Royal Infirmary and the University of Hull also just a short commute from the property.

For those who enjoy the busy, vibrant, cosmopolitan cafe bar culture, you will be spoilt for choice as there are many well visited restaurants to choose from along the neighbouring Princess Avenue, Newland Avenue and Chanterlands Avenue.

Property Description

Ground Floor

Entrance - Pillared open entrance porch with tiled flooring leading to a front entrance door with stained glass and leaded detail.

There's an overhead screen window and side 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.

Arched corbles.

Cornice.

Recessed down light.

Monoblock chequered black and white flooring.

Lounge - 14' 9" x 13' 6" (4.5m x 4.13m) Extremes to extremes.

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

Fireplace within a chimney breast and there is a log burning stove fire which is sitting on a slate effect hearth.

Ceiling Rose.

Cornice.

Engineered oak herring bone style flooring.

Dining Kitchen - 32' 10" x 12' 4" (10.01m x 3.78m) Extremes to extremes narrowing to 2.36m.

Via an open arch from the entrance hall.

Open plan with sofa area.

Range of matching base, drawer and wall mounted units.

Quartz work surface with an induction hob, built in oven beneath, extractor fan over and over mantle.

A further work surface houses a 1&1/2 bowl deep sink unit



with a barrel tap mixer tap over and a brick effect tiled splash back surround.
 Integrated dishwasher.
 Space for American style fridge/freezer.
 Built in and matching breakfast bar for informal dining.
 Ceiling rose.
 Recessed down lighting.
 Cornice.
 Space for a good sized dining table.
 Oak engineered herring bone style flooring.
 Fitted Velux skylight windows with double glazed French doors providing views and access to the rear patio and garden beyond.



Sofa Area - 14' 5" x 10' 7" (4.41m x 3.23m) Extremes to extremes.
 Double glaze multi paned window with aspect over the rear garden area.
 Triple Velux skylight windows.
 Recessed down lighting.
 Engineered oak herring bone style flooring.
 Under floor heating.



Utility Area - Wall mounted and matching base unit with a solid woodwork surface house in a deep stainless steel sink with mixer tap over and a matching splash back surround.
 Plumbing for automatic washing machine.
 Space for tumble dryer.
 Coordinating ceramic tiled flooring.

GF Cloaks/WC - Floor standing pedestal corner wash hand basin with mixer tap over, tiled splash back surround and a low flush W.C.
 Recessed down lighting.
 Extractor fan.
 Ceramic tiled flooring.

First Floor

First Floor Landing - Split level with a spindle rail enclosure.
 Fixed staircase off to the second floor.
 Double glazed window with aspect over the front garden area.
 Built in storage cupboard.
 Built in wardrobe with shelf and hanging space.
 Recessed down lighting.
 Radiator.



Bedroom One - 14' 9" x 13' 3" (4.5m x 4.05m) Extremes to extremes.
 Double glazed bay window with aspect over the front garden area.
 Low level built in storage unit with open display shelving above to the recess.
 Built in wardrobes with shelves and hanging space.
 Ceiling rose.



Cornice.
Radiator.

Bedroom Two - 13' 1" x 11' 4" (4.01m x 3.47m) Extremes to extremes.

Double glazed safety window with aspect over the rear garden area.

Ceiling rose.

Cornice.

Radiator.

Bedroom Three - 10' 1" x 9' 1" (3.08m x 2.78m) Extremes to extremes plus door access.

Double glazed window with aspect over the rear garden area.

Cupboard housing the gas central heating boiler.

Radiator.

Bathroom - 4-piece suite comprising of a walk in wet room with chrome effect flexi shower over and rainwater shower head with a brick effect tiled splash back surround, freestanding claw and ball foot bath with a Victorian style chrome effect mixer and shower tap over, pedestal wash hand basin and low flush W.C. also with a brick effect tiled splash back surround.

Double glazed opaque windows.

Chrome fittings to the sanitary ware.

Extractor fan.

Coordinating marble effect ceramic tiled flooring.

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Second Floor

Second Floor Landing - Fitted Velux skylight window.

Storage space to the eaves.

Bedroom Four & En-suite - 12' 2" x 11' 5" (3.71m x 3.48m)

Extremes to extremes.

Double glazed fitted Velux skylight windows.

Full width fitted wardrobes with shelves and hanging space.

Storage space to the eaves.

Recessed down lighting.

Radiator.

En-suite..

3-piece suite comprising of a walk-in wet room area, wall mounted wash hand basin and low flush W.C. Chrome fittings for the sanitary ware.

Electric shower with flexi shower head and rainwater shower head.

Fitted Velux skylight window.

Extractor fan.

Contrasting tiled surround.

Exterior



Rear Garden - Outside to the rear is a full width flagstone patio/seating area.

The garden is mainly laid to lawn.

A flagstone path extends to the rear where there is a raised sleeper flower bed also with the flagstone patio/seating area which is canopied.

A high level timber gate provided access to the rear. The garden is also all enclosed with a high level timber perimeter fence.

Built in timber log store.

External lighting.

External water supply.

Garage - The garage is conveniently placed within the rear boundary.

The garage has power, light and up and over door with a further parking space to the garage apron.

Council tax band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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