



2 Bed Terraced House

**£210,000**



## Malvern Avenue, Hull, HU5 3BD

This highly impressive property is presented to a very high standard both internally and externally as it has been lovingly maintained by the current owner. A very special period property which is perfectly placed within an attractive villa just off Ella Street. A lawned tree lined approach to the property is the beginning of the experience with this traditional bright and spacious property. Rarely available in this condition!

The property briefly comprising of an entrance hall, pleasant bay windowed lounge, rear sitting room, attractive and generously proportioned dining kitchen with space for informal dining.

To the first floor there are 2 aesthetically pleasing and generously proportioned bedrooms together with a family bathroom which has a 3 piece suite with shower over the bath and contrasting tiled surround. Outside to the rear the garden serves to enhance the overall presentation throughout with a lovely display of mature trees, plants, flowers and shrubs to the borders and beds. The courtyard has been laid to create an attractive low maintenance patio seating area. To the rear of the garden conveniently placed is a timber summerhouse.

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

An opportunity not to be missed. The property is offered with vacant possession on completion and with no chain involved.

## Key Features

APPEALING PERIOD PROPERTY

TRADITIONAL FIREPLACES & HIGH  
CEILINGS

TREE LINED VILLA OFF ELLA ST

PRESENTED TO A HIGH STANDARD

ATTRACTIVE MATURE GARDEN &  
SUMMERHOUSE

2 RECEPTION ROOMS

DINING KITCHEN WITH SOLID WOOD  
UNITS

2 DOUBLE BEDROOMS



## Location

Ella Street has a unique community spirit playing host to many events throughout the year. The property is just a short stroll to all amenities much needed for day to day living.

Along Newland Avenue there are interesting busy local independent traders and high street supermarkets however regular public transport connections provide easy access to they city centre.

Reputable schools, colleges, academies and the University of Hull are just a short commute from the property.

As one would expect there is a Health Centre, Post Office, GP Surgery and library close by.

For those wishing to spend quality leisure time with friends and family the area has a very cosmopolitan feel with many vibrant and well visited multicultural cafe bars and restaurants to choose from just around the corner on the neighbouring Princes Avenue.

The historic Pearson Park with a children's play area is easily accessed.

All in all a great place to live!!

## Property Description

### Ground Floor

**Entrance Porch** - Open arched entrance porch.

Tiled flooring.

Outdoor light.

Leads through to the front entrance door with overhead screen window, this then leads to the entrance hall.

**Entrance Hall** - Staircase to first floor.

Understairs cloaks recess and meter cupboard.

Dado rail.

Cornice.

Wall light points.

Radiator.

**Lounge** - 14' 3" x 12' 7" (4.35m x 3.84m) Extremes to extremes.

Double glazed angled bay window with aspect to the front forecourt area.

Cast iron fireplace with burnished arched grate for coal effect living flame gas fire on a tiled hearth.

Wall light points.

Ceiling rose.

Cornice.

Radiator.

**Dining Room/Rear Sitting Room** - 11' 7" x 10' 5" (3.54m x 3.18m) Extremes to extremes.

Double glazed window with aspect over the rear courtyard garden.

Cast iron fireplace with ornate canopied open grate for





solid fuel fire on a antique effect tiled hearth and tiled insert.  
 Open display shelving to recesses.  
 High level picture rail.  
 Ceiling rose.  
 Radiator.

**Dining Kitchen - 22' 4" x 8' 0" (6.83m x 2.46m)** Extremes to extremes.  
 Double glazed opaque windows and double glazed window looking out over the rear garden area.  
 Range of solid pine base, drawer and wall mounted units with brushed steel effect handle detail and solid oak work surfaces.  
 Integrated washing machine, dishwasher, fridge and freezer.  
 Rangemaster cooker with a Rangemaster funnel hood extractor fan over.  
 Brick effect tiled surround.  
 Single drainer sink unit with mixer tap over and tiled splash back surround.  
 Open display shelving and matching glazed display cabinet.  
 Space for good sized dining table.  
 Built in and matching plate rack.  
 Radiator.  
 Coordinated ceramic tiled flooring.  
 Double glazed rear entrance door.



## First Floor

**Landing** - Split level.  
 Spindle rail enclosure.  
 Mid level dado rail.  
 Loft hatch through to the roof void with pull down ladder.  
 Loft is boarded for storage.

**Bedroom One - 14' 11" x 11' 6" (4.57m x 3.51m)** Extremes to extremes.  
 Double glazed windows with aspects over the front forecourt area and lawned green.  
 Cast iron bedroom fireplace with open display grate and over mantle.  
 Built in single wardrobe with shelf and hanging rail.  
 Open display shelving to the recess.  
 Radiator.



**Bedroom Two - 11' 8" x 9' 2" (3.57m x 2.81m)** Extremes to extremes.  
 Double glazed window with aspect over the rear garden area.  
 Ornate cast iron fireplace with open display grate and over mantle.  
 Built in single storage cupboard.  
 Built in storage shelving to the recess.  
 Radiator.



**Bathroom** - White 3 piece suite comprising of P-shaped

paneled bath with a chrome effect shower over, fixed shower screen and contrasting tiled surround, matching pedestal wash hand basin and low level W.C.  
 Classic style towel rail/radiator.  
 Chrome fittings to sanitary ware.  
 Cupboard housing gas central heating boiler with storage shelving above.  
 Double glazed opaque safety window.

## Exterior

**Rear Garden** - Outside to the rear is a courtyard garden which has a raised decking area.  
 Paved patio/seating area.  
 Mainly laid to lawn.  
 Shaped borders and beds housing numerous established trees, plants, flowers and shrubs.  
 Path extending to rear.  
 Further patio/seating area.  
 Summerhouse.  
 External electrical sockets.  
 External water supply.  
 External lighting.  
 Mid level timber gate leading to rear access which leads to Ella Street.

**Front Garden** - Forecourt enclosed with a mid level box hedge and wooden fence which overlooks the communal area with attractive trees, flowers, plants and shrubs.

Council tax band: A

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	<b>56 D</b>	<b>66 D</b>
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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