



Marlborough Avenue, Hull, HU5 3JU

Home Estates are pleased to offer to the market this traditional and spacious property perfectly placed within one of Hull's most prestigious conservation areas.

The property is presented to a high standard throughout with a perfect blend of original features along with modern additions much needed for day-to-day living.

The characterful internal accommodation is arranged to 3 floors and briefly comprises of: an entrance hall, bay windowed lounge, rear sitting room with french doors leading directly to the rear courtyard, bright and spacious dining kitchen with sofa area and further French doors leading to the rear patio and garden beyond. To the first floor there is a split level landing with built in storage, 4 bedrooms and a bathroom. To the second floor there is a further bedroom with further storage and a stunning balcony window providing breath taking views of the rear garden.

Outside to the rear is a lovely lawned garden with a patio/seating area. The garden has shaped borders and beds housing a display of established trees, plants, flowers and shrubs. Further along the garden is a second seating area set under a timber pergola. The front garden area also has a raised flower and shrub sleeper bed and is laid with blue slate chippings for ease of maintenance.

An outstanding property with many features too numerous to mention. A very special property, one not to be missed!

Key Features

STUNNING SPACIOUS
CHARACTERFUL PROPERTY

ARRANGED TO THREE FLOORS

CONVERTED ATTIC BEDROOM WITH
VIEWS

5 BEDROOMS - 1 WITH EN-SUITE

2 RECEPTION ROOMS

MODERN KITCHEN WITH SOFA AREA

LOCATED IN A CONSERVATION AREA

GAS CENTRAL HEATING SYSTEM

Location

The property is ideally located within this leafy conservation area close to many local amenities much needed for practical day to day living. There are interesting local independent traders along the neighbouring Chanterlands Avenue, however for a more extensive shopping experience, Hull city centre is just a short commute from the property.

Regular public transport links create easy access to the city centre and surrounding areas.

The area has many other amenities including a doctors surgery, health centre, post office and library.

There are highly regarded schools, colleges and academies all conveniently placed and easy accessed. In addition, the University of Hull is also just around the corner along the neighbouring Cottingham Road.

The historic Pearson Park is also within walking distance.

For those who enjoy socialising with friends and family there are many busy and vibrant cafe bars and restaurants to choose from along Princes Avenue, Newland Avenue and Chanterlands Avenue.

All in all a great place to live!

Property Description

Ground Floor

Entrance - Sealed units, glazed French doors with arched overhead feature screen window leading through to the entrance porch.

Entrance Porch - Original tiling partially to the walls and to the floor.

This leads to a further front entrance door leading through to the entrance hall.

Entrance Hall - Newel post and spindle staircase off to the first floor.

Under stairs cloaks recess and meter cupboard.

Arched corbels.

High level picture rail.

Radiator.

Solid panel wood flooring.

Lounge - 14' 8" x 12' 4" (4.48m x 3.76m) Extremes to extremes.

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

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

High level picture rail.

Ceiling rose.

Cornice.

Radiator.

Solid panel wood flooring.



Rear Sitting Room/Dining Room - 12' 11" x 10' 7" (3.95m x 3.23m) Extremes to extremes.

Double glazed French doors with overhead screen window leading out to the rear courtyard area and garden beyond.
Fireplace with arched ornate opening with grate for solid fuel fire on a tiled hearth.
Built in open display shelving to the recess.
High level picture rail.
Ceiling rose.
Cornice.
Radiator.
Solid panel wood flooring.



Dining Kitchen - 32' 6" x 12' 7" (9.92m x 3.86m) Extremes to extremes narrowing to 3.32m.

Double glazed windows with aspect over the rear courtyard garden and double glazed French doors with overhead screen window providing views and access to the rear patio and gardens beyond.
Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.
A central island with a solid wood work surface housing a ceramic 1&1/2 bowl sink unit with a barrel tap swan neck mixer tap over.
The island also doubles as a breakfast bar.
Integrated dishwasher.
Space for a good sized dining table.
Plumbing for automatic washing machine.
Space for American style fridge freezer.
Space for a range style cooker with a stainless steel funnel hood extractor fan over with a brick effect tiled splash back surround.
To the sofa area there is a built in storage cupboard with low level storage unit beneath.
Recessed down lighting.
Radiators.
Solid panel wood flooring.



First Floor

First Floor Landing - Split level with the spindle rail enclosure.

Fitted stained glass skylight window.
Fixed staircase off to the second floor.
Built in storage areas beneath the fixed staircase.

Bedroom One & En-suite - 14' 11" x 12' 6" (4.56m x 3.83m)

Extremes to extremes.
Double glazed angled bay window with aspect over the front garden area and also with views over Marlborough Avenue.
Built in wardrobes with shelves, hanging space and a matching overhead storage unit.
Cornice.
Radiator.
Solid panel wood flooring.



En-suite..

3-piece suite comprising of a double walk in shower enclosure with chrome effect flexi shower over and a contrasting tiled surround, built in vanity wash hand basin with storage space beneath and built in low flush W.C. also with a tiled splash back surround.

Double glazed window.

Recessed down lighting.

Extractor fan.

Coordinating tiled flooring.

Bedroom Two - 12' 11" x 11' 3" (3.95m x 3.44m) Extremes to extremes plus recess.

Double glazed window with aspect over the rear garden area.

Built in single robe.

Cornice.

Radiator.

Bedroom Three - 12' 11" x 11' 0" (3.96m x 3.36m) Extremes to extremes.

Irregular shape.

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

Radiator.

Bedroom Four - 9' 3" x 7' 7" (2.82m x 2.34m) Extremes to extremes.

Double glazed window with aspect over the rear courtyard garden.

Radiator.

Bathroom - 3-piece suite comprising of a bathtub with a chrome effect shower over with a flexi shower and rainwater shower head, all with a brick effect tiled splash back surround and a fixed shower screen, built in vanity wash hand basin with storage space beneath and built in low flush W.C. also with a brick effect tiled splash back surround.

Chrome fittings to the sanitary ware.

Double glazed opaque window.

Mirrored infrared heater.

Recessed down lighting.

Cork flooring.

Second Floor

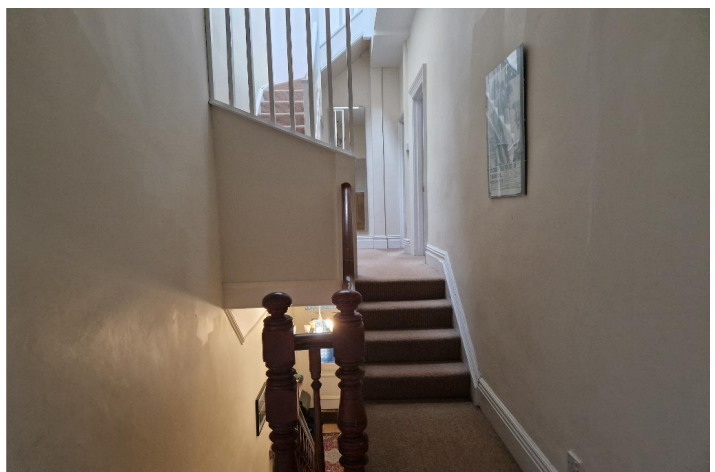
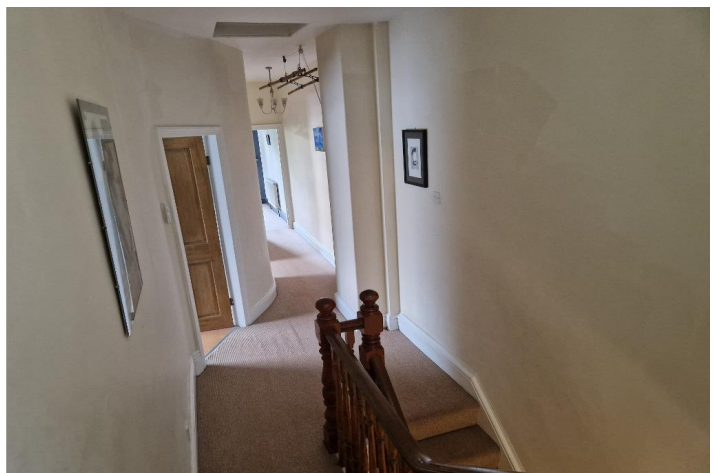
Second Floor Landing - Fitted Velux skylight window.

Bedroom Five - 16' 4" x 15' 10" (5m x 4.84m) Extremes to extremes.

A feature fitted balcony window providing views over the rear garden.

Built in storage space to the eaves.

Recess which also leads through to the eaves with further



storage space.
Recessed down lighting.
Classic style radiator.
Solid panel flooring.

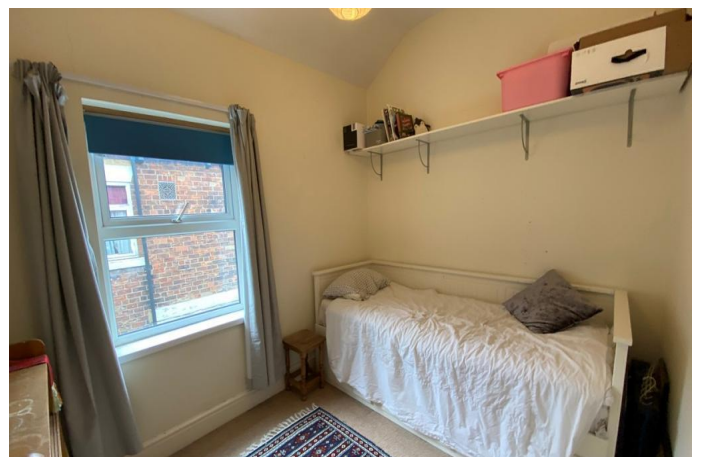
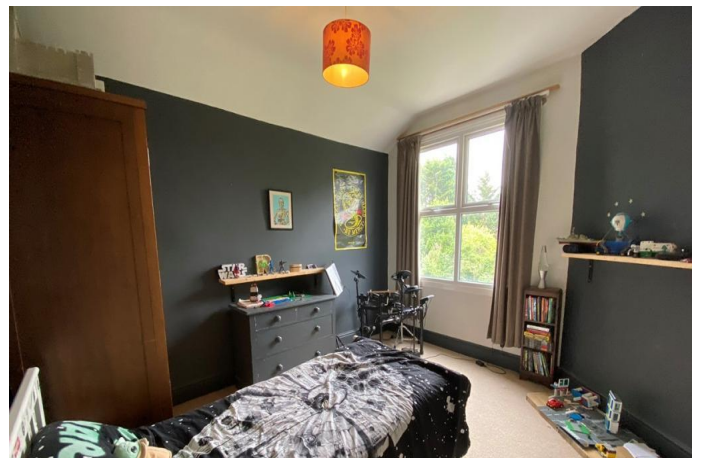
Exterior

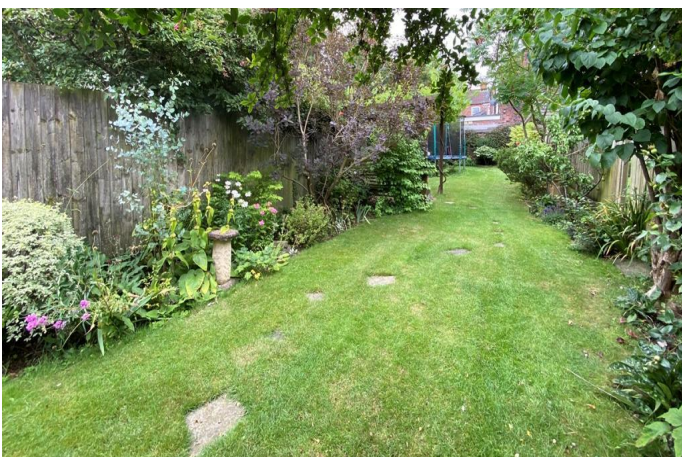
Rear Garden - Outside to the rear is a rear courtyard garden with flagstones for ease of maintenance.
High level timber gate leads through to a covered access which extends through to Marlborough Avenue.
The main garden area is mainly laid to lawn with shaped borders and beds housing numerous established and mature trees, plants, flowers and shrubs.
A circular seating area set beneath a timber pergola.
The garden is also enclosed with high level timber perimeter and boundary fence.
A secure bike lock and timber gardener's shed inset to the rear boundary.
External water supply.
External lighting.

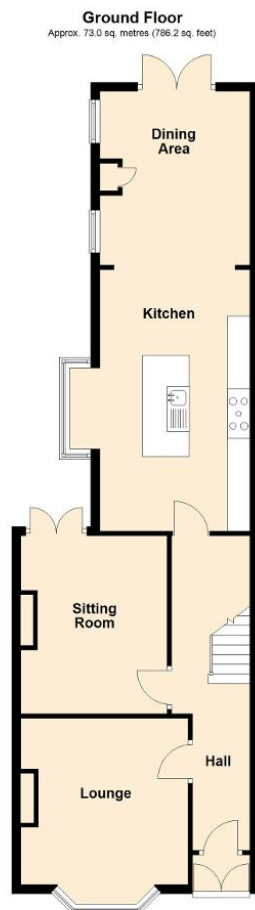
Front Garden - The front garden area has got a raised flower and shrub sleeper bed.
Low level evergreen hedge screening to the boundary.
The garden is also laid with blue slate chippings for ease of maintenance.

Council tax band: D

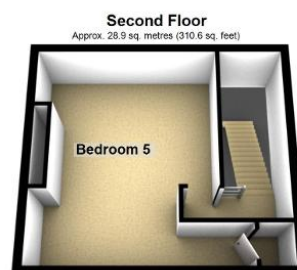
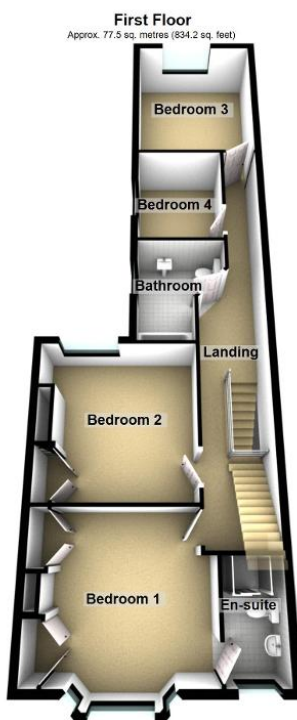
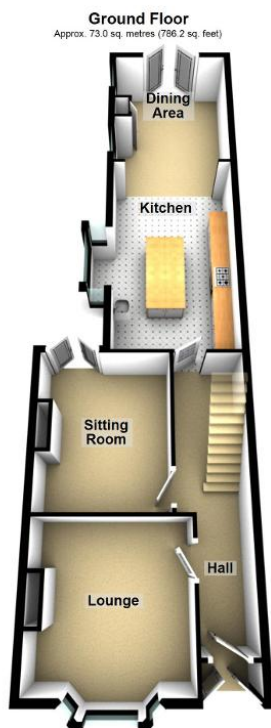
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Total area: approx. 179.4 sq. metres (1931.0 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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