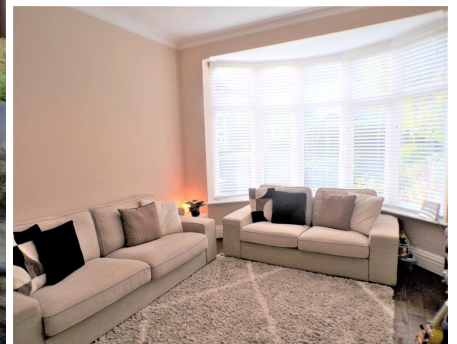




3 Bed Terraced House

£234,950



Regina Crescent, Victoria Avenue, Hull, HU5 3EA

This is a perfect opportunity to acquire a superb traditional property which is presented to the highest standard throughout! This charming property is perfectly located within a highly sought after residential villa just off Victoria Avenue. Viewing is absolutely essential in order to appreciate the size and standard of the accommodation on offer.

The property has been the subject of a successful and tasteful blend of original features together with a stylish, contemporary presentation incorporating appealing coordinating fixtures and fittings much needed for day to day living.

The internal accommodation comprises of an entrance hall which extends through to a pleasant lounge with a deep bay window, a superb dining kitchen with an attractive range of matching units integrated appliances and stylish coordinating fixtures and fittings and a ground floor cloaks/WC. French doors to the kitchen provide views and access to the rear decking patio and garden area. To the first floor there are 3 bedrooms and a bathroom. Outside to the rear the garden has a raised decking patio/seating area and has also been laid for ease of maintenance with paving stones throughout. The garden enjoys a non-overlooked position from the rear offering a degree of privacy.

Additionally the property further benefits from a gas central heating system, double glazing and off road parking (accessed via Victoria Avenue) to the rear. A very special property - one not to be missed!

Key Features

RARELY AVAILABLE

STYLISH AND TASTEFUL REDESIGN

OFF THE EVER-POPULAR VICTORIA AVE

ORIGINAL FEATURES

3 BEDROOMS

OFF-ROAD PARKING

NON OVERLOOKED GARDEN

MUST BE VIEWED

Location

Victoria Avenue is a lovely tree lined conservation area surrounded with lots of interesting historic landmarks including the recently installed Victoria Avenue fountain. Regina Crescent is perfectly placed for all amenities with excellent shopping centres and highly reputable schools, colleges and academies. The University of Hull is just minutes away along the neighbouring Cottingham Road. Other amenities include a health centre, post office and library.

The historic Pearson Park and children's playpark are just around the corner along Princes Avenue. Princes Avenue also has a superb choice of family cafe bars and restaurants thus creating a great place to spend leisure time with friends and family. All in all a great place to live!

Property Description

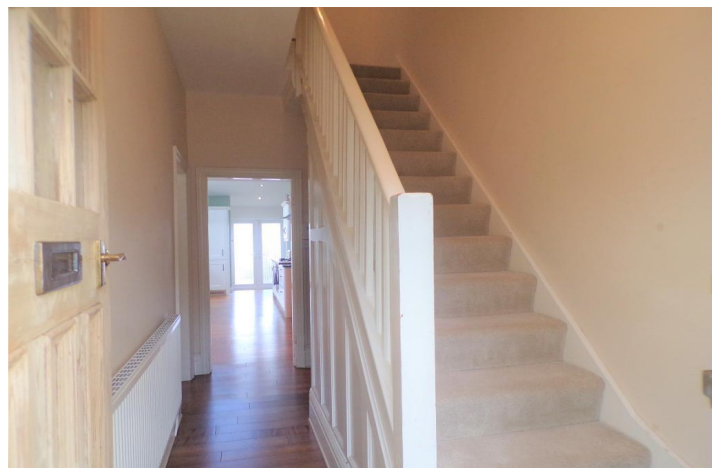
Ground Floor

Entrance - Double glazed front entrance door with matching side screen and overhead screen windows leads through to the entrance porch.

Entrance Hall - A part glazed entrance door with side screen window leads through to the entrance hall. Spindle staircase off to the first floor. Under stairs cloaks recess and meter cupboard. Radiator. Engineered red oak wood flooring.

Lounge - 15' 8" x 12' 2" (4.79m x 3.72m) Extremes to extremes. Double glazed deep bay window with aspect over the front garden area. Chimney breast with rustic display niche and hearth. Ceiling rose. Cornice. Radiator. Engineered red oak wood flooring.

Kitchen/Dining Area - 24' 6" x 17' 11" (7.49m x 5.48m) Extremes to extremes. L shaped. Double glazed window with aspect over the rear courtyard decking patio. Double glazed French doors providing views and access to the rear garden area. Range of matching base, drawer and wall mounted units. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Quartz work surface housing a 1.5 bowl ceramic single drainer sink unit with a swan neck mixer tap over and an



integrated washing up liquid dispenser.
 Further quartz worksurface housing a stainless-steel hob, built in oven beneath and a stainless-steel funnel hood extractor fan over.
 Recessed downlighting.
 Fitted skylight window.
 To the dining area there are double glazed French doors leading out through to the decking patio.
 Radiator.
 Engineered red oak wood flooring.

First Floor

Landing - Loft hatch through to the roof void with a pull-down ladder, power light and space for storage.

Bedroom One - 15' 7" x 10' 3" (4.76m x 3.14m) Extremes to extremes.
 Double glazed bay window with aspect over the front garden area.
 Radiator.
 Oak grained effect laminate flooring.

Bedroom Two - 9' 8" x 9' 6" (2.95m x 2.92m) Extremes to extremes.
 Double glazed window with aspect over the rear garden area.
 Radiator.
 Oak grained effect laminate flooring.

Bedroom Three - 9' 6" x 7' 11" (2.91m x 2.43m) Extremes to extremes.
 Double glazed window with aspect over the rear garden area.
 Built in cupboard housing the gas central heating boiler and overhead storage.
 Radiator.
 Oak grained effect flooring.

Bathroom - White 3-piece suite comprising a D-shaped panel bath, matching pedestal wash hand basin and low flush W.C. Rainwater shower head over the bath and a fixed shower screen.
 Chrome fittings to the sanitary ware and contrasting tiled surround.
 Chrome upright towel rail/radiator.
 Recessed downlighting.
 Extractor fan.
 Radiator.
 Ceramic tiled flooring.

Exterior

Rear Garden - Outside to the rear is a raised decking patio/seating area. The garden has also been laid for ease of maintenance with paving stones, and further to create an additional seating area.



There is a gardeners shed inset within the rear boundary and the garden is all enclosed with a high-level timber perimeter and boundary fence and matching access gate to the rear.
Parking space/hard standing area with access to Victoria Avenue.
External water supply.

Council tax band: B

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.

