



Victoria Avenue, Hull, HU5 3DW

Discerning purchasers cannot fail to be impressed with this superb period property which is ideally located within this highly regarded leafy conservation area. The property is presented to the highest standard throughout with a successful blend of original features together with a tasteful and stylish finish with fixtures and fittings much needed for day to day living. The internal accommodation briefly comprises of an entrance hall, pleasant lounge with period fireplace creating a lovely focal point to the room, rear sitting room, superb dining kitchen - a fantastic domestic preparation area with space for entertaining with family and friend. A useful separate utility room and ground floor WC also lead off from the main entrance hall. To the 1st floor there are 4 aesthetically pleasing bedroom's and a family bathroom. 2 of the bedrooms also have full en-suite bathrooms and shower rooms. Outside to the rear the garden is mainly laid to lawn with raised sleepers creating flower and shrub borders and beds. Mature trees, plants, flowers and shrubs are inset to the main garden area with a patio seating area to the rear. The double garage is conveniently situated within the rear boundaries and has power (with separate fuse box) and light and automated electric roller door, entry/exit system accessed with a remote and recently new fitted fibre glass roof and a service door. As one would expect from a property of this calibre there is a gas central heating system and double glazing. A truly fine example of a period property, one not to be missed!

Key Features

SUPERB PERIOD PROPERTY!

2 RECEPTION ROOMS

FANTASTIC DINING KITCHEN

4 BEDROOMS

FAMILY BATHROOM, 2 X EN-SUITES

WELL MAINTAINED GARDENS

DOUBLE GARAGE WITH POWER & LIGHT

MUST BE VIEWED

Location

The avenues are so sought after and well known for their wealth of amenities and appealing historic landmarks. "The Avenues" have a unique community spirit, playing host to many seasonal events throughout the year. The area is well served with local independent shopping centres however Hull city centre is just a short distance from the property for a more extensive shopping experience. Along the neighbouring Chanterlands Avenue there are other amenities to include a post office, health centre, doctors surgery and library. For the growing family the area is also well served with highly reputable schools, colleges and academies. The Hull University is quite simply minutes away from the property. The historic Pearson park is also just around the corner with a botanical garden, bandstand and children's play park. Along the neighbouring Princes Avenue there are many busy, vibrant and well visited multi cultural restaurants and cafe bars. All in all a great place to live with a distinctly cosmopolitan vibe!

Property Description

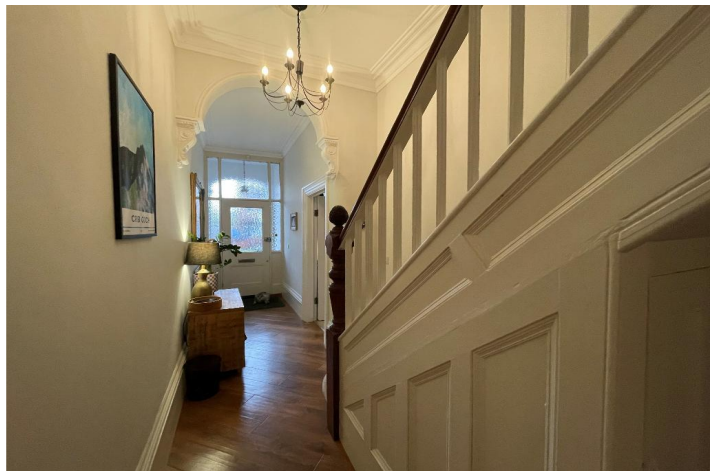
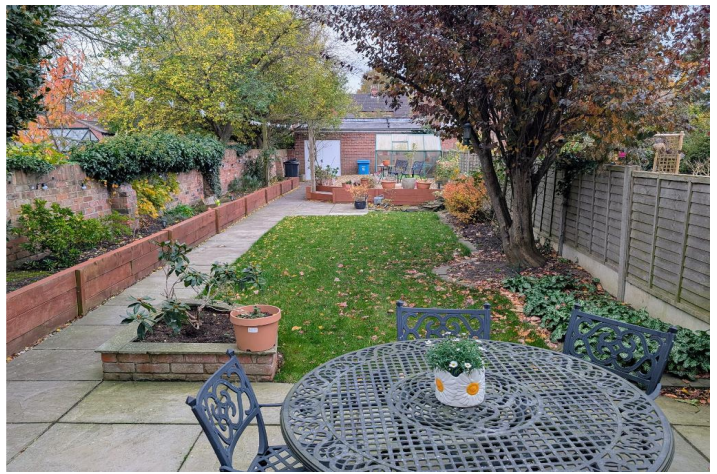
Ground Floor

Open Arch Entrance Porch - Tiled flooring.
Part glazed front entrance door with matching side screen and overhead screen windows.

Entrance Hall - Arched corbels.
Understairs cloaks recess and meter cupboard.
Newel post and spindle staircase off the the 1st floor.
2 x Radiators.
Ceiling Rose.
Cornice.
Karndean flooring.

Lounge - 16' 2" x 14' 9" (4.94m x 4.52m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Period fireplace with open arch and grate for solid fuel fire on a hearth.
Ceiling rose.
Cornice.
Radiators.

Rear Sitting Room - 13' 6" x 13' 2" (4.14m x 4.02m) Extremes to extremes.
Double glazed French doors with matching overhead screen window providing views and access to the main courtyard garden and main garden beyond.
Fireplace with with ornate canopied open grate for solid fuel fire with a tiled insert and hearth.
Ceiling rose.
Cornice.



Radiator.

Utility/WC - 8' 2" x 5' 4" (2.49m x 1.64m) Extremes to extremes.

Double glazed rear entrance door with overhead screen window providing access to the rear courtyard area.
Range of high level base, drawer and wall mounted units.
Concealed gas central heating boiler.
Solid wood work surface housing a deep bowl ceramic sink with a mixer tap over.
Tiled splashback surround.
Plumbing for automatic washing machine.
Space for low level larder fridge.
Panelled flooring.

Cloaks/WC - White 2 piece suite comprising of built in vanity wash hand basin with storage space beneath.
Low flush WC.
Tiled splashback surround.
Partial tiling to walls.
Extractor fan.
Coving.
Radiator.

Dining Kitchen with sofa area - 33' 9" x 11' 8" (10.29m x 3.58m) Extremes to extremes.
Double glazed multi paned window with aspect over the rear walled courtyard area.
Double glazed French door bay with matching side screen and overhead screen windows providing views and access to the rear patio and gardens beyond.
Feature rustic brick chimney breast to sofa area.
Recessed log burning stove on a hearth.
Range of matching base, drawer and wall mounted units.
Quartz resin work surface housing hob with extractor fan over and brick effect tiled splashback surround.
Matching housing for double oven.
Single drainer sink unit with a mixer tap over with water pump beneath.
Plumbing for dishwasher.
Matching central island with low level storage.
Recessed open display shelving.
Cornice.
Radiator.
Panelled flooring.

First Floor

Split Level Landing - Spindle rail enclosure.
Ceiling Roses.
Arched Corbels.
Cornice.

Bedroom 1 - 19' 9" x 14' 4" (6.02m x 4.39m) Extremes to extremes and to front of fitted wardrobes.
Double glazed window with aspect over the front garden area and further double glazed window adjacent.



Range of fitted wardrobes with shelves and hanging space and matching overhead storage.
 Ceiling rose.
 Cornice.
 Radiators.

En-suite - Double glazed opaque window.
 With a three piece suite comprising of a panelled bath, built in vanity wash hand basin with storage space beneath and low flush WC.
 Victorian style flexi shower over the bath.
 Contrasting tiled surround.
 Fixed shower screen.
 Chrome effect upright towel rail/radiator.
 Chrome fittings to the sanitary ware.
 Wall light points.
 Extractor.
 Coving.
 Paneled flooring.

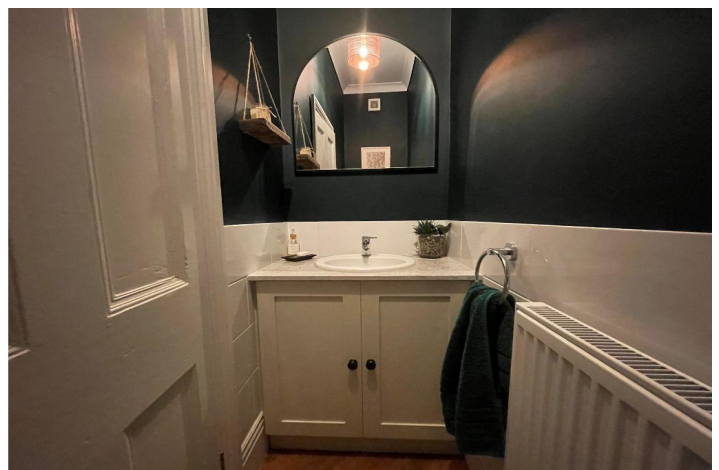
Bedroom 2 - 18' 11" x 11' 7" (5.79m x 3.55m) Extremes to extremes.
 Double glazed window with aspect over the rear garden area.
 Built in cupboard.
 Ceiling rose.
 Cornice.
 Radiator.

Bedroom 3 - 12' 0" x 10' 8" (3.66m x 3.26m) Extremes to extremes.
 Double glazed bay window with aspect over the rear garden area.
 Cornice.
 Radiator.

En-suite - Double glazed opaque window.
 With a 3 piece suite comprising of triple walk in shower enclosure with electric shower over and fixed shower screen, built in vanity wash hand basin with storage space beneath and low flush WC.
 Contrasting tiled surround.
 Chrome fittings to the sanitary ware.
 Wall light points.
 Upright towel rail/radiator.
 Extractor.
 Paneled flooring.

Bedroom 4 - 9' 5" x 8' 9" (2.89m x 2.68m) Extremes to extremes.
 Double glazed window with aspect to the rear courtyard area.
 Coving.
 Radiator.

Family bathroom - Double glazed opaque windows.



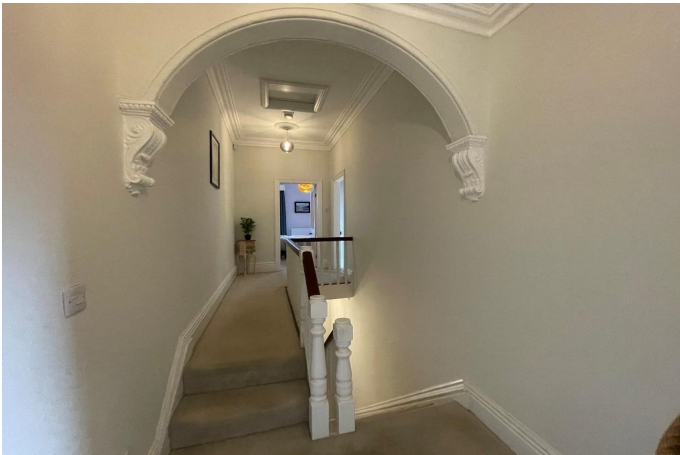
With 3 piece suite comprising of paneled bath, vanity wash hand basin with storage space beneath and low flush WC.
Brick effect tiled splash back surround.
Chrome effect flexi shower over bath.
Fixed shower screen.
Chrome fittings to the sanitary ware.
Chrome effect towel rail/radiator.
Extractor.
Coving.
Paneled flooring.

Exterior

Rear Garden - To the rear of the property the garden has a flagstone patio seating area which is full width with a high level sleeper flower and shrub border. A further walled courtyard area with external water supply. A path extends to the rear. The garden is mainly laid to lawn with shaped flower and shrub borders and a water feature inset. The the rear is a raised patio seating area which has been laid with fine stone pebble chippings for ease of maintenance. There is a greenhouse inset. The double garage sits to the rear of the property with an automated roller shutter door, power and light.

Council tax band: D

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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