



Marlborough Avenue, Hull, HU5 3LG

FANTASTIC INVESTMENT OPPORTUNITY!

This is a perfect opportunity to acquire a very spacious property which is arranged to 3 floors and is ideally located within the ever popular Avenues conservation area.

The property would benefit from a degree of reconfiguration and modernisation however, once completed would be a perfect family home or multi let.

The internal accommodation is arranged to 3 floors with generously proportioned and versatile living spaces incorporating living rooms, dining kitchens, bedrooms, en-suite shower rooms and bathrooms.

Outside to the rear there are mature garden areas which are well stocked with plants, shrubs, evergreen hedge and timber perimeter screening.

Additionally, the property further benefits from gas central heating system and double glazing throughout.

The property is offered with vacant possession on completion and with no chain involved.

Key Features

FANTASTIC INVESTMENT
OPPORTUNITY!

CONSERVATION AREA

VACANT POSSESSION ON
COMPLETION

NO CHAIN INVOLVED

MUST BE VIEWED

VERSATILE ROOMS/BATHROOMS

Location

A leafy highly desirable conservation area surrounded with a wealth of historic landmarks and local amenities much needed for day to day living.

The area is well served with highly reputable schools, colleges and academies together with the University of Hull.

There are busy local independent traders close by along the neighbouring Chanterlands Avenue to include a health centre, post office and library.

The Avenues play host to many seasonal events throughout the year thus creating a unique community spirit and an appealing place to call home!

The property is just minutes away from the city centre and the Hull royal Infirmary.

Property Description

Ground Floor

Entrance - Double glazed front entrance door with matching side screen window leads through to the entrance hall.

Entrance Hall - Spindle staircase off to the first floor. Under stairs meter cupboard. Radiator.

Ground Floor Room One - 16' 5" x 12' 0" (5.01m x 3.67m)

Extremes to extremes.

Irregular shape.

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

Fireplace with tiled back and hearth housing an open grate.

Recessed down lighting.

Radiators.

Ground Floor Room Two & En-Suite - 13' 2" x 11' 11"

(4.03m x 3.64m) Extremes from the front of the fitted wardrobes to extremes.

Irregular shape.

Double glazed opaque window.

Range of fitted wardrobes.

Wall light points.

Recessed down lighting.

Radiator.

En-suite Shower Room..

3-piece suite comprising of a shower enclosure, pedestal wash hand basin and low flush W.C.

Tiled splash back surround.

Double glazed opaque window.

Recessed down lighting.

Radiator.

Inner Hall - A further staircase which leads to the first



floor.
Radiator.

Ground Floor Room Three - 20' 8" x 13' 0" (6.31m x 3.98m)

Extremes to extremes.
Dual aspect.
Double glazed French doors providing views and access to the rear patio and garden.
A further full length double glazed window looking out over the rear courtyard area.
Double glazed opaque window.
Range of matching base, drawer and wall mounted units.
Roll edged laminate work surface housing a single drainer sink unit with a mixer tap over with the tiled splash back surround.
Matching glazed display cabinets.
Plumbing for automatic washing machine.
Space for a good sized dining table.
Radiators.

Boiler Room - With storage.
Double glazed rear entrance door.

First Floor

First Floor Room One - 15' 9" x 12' 0" (4.82m x 3.68m)

Extremes to extremes.
Double glazed bay window with aspect over the front garden area.
Range of base and matching high level display cabinet.
Roll edged laminate work surface housing a single drainer sink unit with a mixer tap over.
Built in and matching breakfast bar.
Radiators.

First Floor Room Two - 12' 2" x 9' 2" (3.73m x 2.81m)

Extremes to extremes from the front of the fitted wardrobes.
Irregular shape.
Double glazed window with aspect over the rear garden area.
Range of fitted mirrored slide robes with shelves and hanging space.
Built in dressing table unit.
A further range of wardrobes with matching overhead storage units.
Radiator.

First Floor Inner Hall - Staircase off to the second floor.
Door through to bathroom three.

First Floor Bathroom Room Three - 4-piece suite comprising of a panel bath, pedestal wash hand basin, bidet and low flush W.C. all with a contrasting tiled surround.
Extractor fan.



First Floor Bathroom Room Four - Split level.

4-piece suite comprising of a panel bath with Victorian style shower attachment, bidet, pedestal wash hand basin and low flush W.C. all with a contrasting tiled surround.

Double glazed opaque window.

Mid level storage area.

Radiator.

First Floor Room Five - 8' 5" x 8' 3" (2.58m x 2.53m)

Extremes to extremes.

Double glazed opaque window.

Built-in wardrobe.

Radiator.



First Floor Shower Room - 3-piece suite comprising of a

separate shower enclosure, wall mounted wash hand basin and low flush W.C.

Wall mounted upright towel rail/radiator.

Contrasting tiled surround.

High level double glazed opaque window.

First Floor Room Six - 11' 3" x 9' 6" (3.45m x 2.92m) Extremes to extremes.

Double glazed opaque window.

A further double glazed window looking out over the rear garden area.

Built-in wardrobe with open display shelving.

Matching drawer unit.

Radiator.

Second Floor

Second Floor Landing - Fitted skylight window.

Spindle rail enclosure.

Second Floor Room One - 19' 1" x 7' 10" (5.82m x 2.4m) Extremes to extremes.

Dual sloping ceilings.

Double glazed windows with aspect over the rear garden area.

Radiator.

Second Floor Room Two - 12' 0" x 11' 8" (3.67m x 3.56m) Extremes to extremes.

Fitted skylight window.

Double glazed attic style window.

Base, drawer and wall mounted units.

Built-in double bowl sink unit with mixer tap over.

Radiator.

Exterior

Rear Garden - Outside to the rear there are mature garden areas which are well stocked with plants and shrubs.

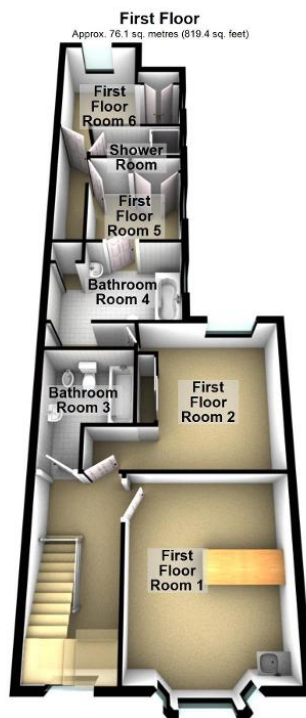
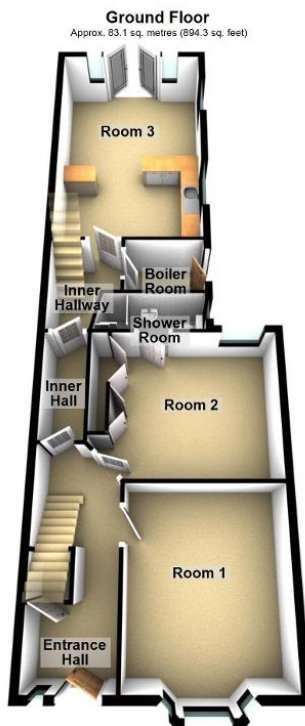
There is an evergreen hedge and timber perimeter screening.

Council tax band: C

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.



Total area: approx. 195.8 sq. metres (2107.5 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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