



6 Bed Semi Detached House

POA



Marlborough Avenue, Hull, HU5 3LG

Two substantial period properties which are inter connecting and conjoined to the rear having been used for social housing in the recent past. Both properties have been the subject of reconfiguration to accommodate residents with partial independent living.

Both properties are arranged to three floors with living rooms, kitchens, bedrooms, en-suites and bathrooms.

To the rear the gardens are shared with a double garage inset. However, historically the properties would have enjoyed individual boundary lines.

Plans of the property are available on request for those wishing for further clarity.

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-199 - Double glazed front entrance door leads through to an entrance porch.

Entrance Porch-199 - Further double glazed door leads through to the entrance hall.

Entrance Hall-199 - Staircase off to the first floor.
Cornice.

Under stairs cloaks/meter cupboard.

Radiator.

Door through to Room Three-201

Ground Floor Room One-199 - 14' 5" x 12' 6" (4.41m x 3.82m) Extremes to extremes from the front of the fitted storage units.

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

Range of full width storage units with shelves and overhead glazed storage cabinets with recessed down lighting.

Open display shelving.

Radiators.

Ground Floor Room Two-199 - 11' 11" x 11' 1" (3.64m x 3.39m) Extremes to extremes from the front of the fitted units.

Double glazed window with aspect over the rear garden area.

Built in wardrobes with shelves, hanging space, overhead storage units and open display shelving.

Radiators.

Ground Floor WC-199 - 2-piece suite comprising of a vanity wash hand basin and low flush W.C.

Tiled splash back surround.

Open display shelving.

Double glazed opaque window.



Radiator.
Cupboard housing a gas central heating boiler.

Ground Floor Kitchen-199 - 11' 2" x 7' 1" (3.42m x 2.18m)

Extremes to extremes.
Double glazed window with aspect over the side elevation.
Double glazed access door adjacent.
Range of base, drawer and wall mounted units.
Roll edged laminate work surface housing a single drainer sink unit with a mixer tap over with a tiled splash back surround.
Space for a larger fridge.
Wall mounted radiator.



Ground Floor Room Three-199 - 11' 2" x 7' 3" (3.41m x 2.22m)

Extremes to extremes from the front of the built in storage cupboards.
Double glazed window with aspect over the side elevation.
Built in storage cupboards.
Radiator.

Ground Floor Sun Room-199 - Partially brick built with double glazed windows and double glazed door providing views and access to the rear garden area.

Entrance-201 - Double glazed front entrance door leads through to an entrance porch with partial tiling to the walls and floor.



Entrance Porch-201 - Further double glazed door leads through to the entrance hall.

Entrance Hall-201 - Staircase off to the first floor.

Ground Floor Room One-201 - 14' 5" x 13' 0" (4.4m x 3.97m)

Extremes to extremes.
Double glazed bay window with aspect over the front garden area.
Radiator.

Ground Floor Inner Hall-201 - Low flush W.C.

Under stairs meter cupboard.
Wall light point.

Ground Floor Room Two-201 - 11' 10" x 11' 6" (3.63m x 3.53m)

Extremes to extremes.
Double glazed French doors with matching overhead screen window providing access through to the rear courtyard area.
Built in shower enclosure.
Radiator.

Ground Floor Room Three-201 - 11' 3" x 11' 2" (3.44m x 3.41m)

Extremes to extremes.
Double glazed opaque window.
Built in double robe with shelf and hanging rail.
Recessed down lighting.
Radiator.
Laminate flooring.

Ground Floor Room Four-201 - 12' 11" x 11' 2" (3.94m x 3.42m)

Extremes to extremes.
Double glazed patio doors providing views and access to the rear garden area.
Further double glazed window with aspect over the side elevation.

Built in double robe with shelves and hanging rail.
Recessed down lighting.
Radiator.
Laminate flooring.

First Floor

First Floor Landing-199 - Split level.

Built in storage cupboards.
Fixed staircase off to the boarded lost space.

First Floor Room One-199 - 17' 1" x 12' 0" (5.21m x 3.66m) Extremes to extremes.

Double glazed windows with aspect over the front garden area.
Built in sliding wardrobes with overhead storage units.
Recessed down lighting.
Radiators.
Laminate flooring.

First Floor Room Two-199 - 12' 8" x 11' 10" (3.87m x 3.63m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.
Range of fitted wardrobes with shelves, hanging space, overhead storage units, open display shelving and built in bedside cabinet units with drawers.
A further range of mirrored wardrobes also with overhead storage units, built in drawer units beneath and open display shelving.
Radiator.

First Floor Shower Room-199 - 4-piece suite comprising of a shower enclosure, built in vanity wash hand basin with storage space beneath, low flush W.C. and bidet.

Wall mounted towel rail/radiator.
Contrasting tiled surround.
Recessed lighting over a wall mounted mirror above the wash hand basin.
Cupboard housing the gas central heating boiler with an overhead storage unit adjacent.

First Floor Kitchen-199 - 16' 7" x 11' 2" (5.08m x 3.41m) Extremes to extremes.

Double glazed windows with aspect over the side elevation.
Range of base, drawer and wall mounted units with brushed steel effect handle detail.
Open display shelving.
Glazed display cabinets.
Roll edged laminate work surface housing a 1&1/2 bowl single drainer sink unit with a mixer tap over and a tiled splash back surround.
Space for 2 x upright fridge freezers.
Recessed down lighting.
Wall mounted radiator.
Laminate flooring.
Arched opening into Room Four-201.

First Floor Sun Room-199 - 14' 0" x 7' 2" (4.29m x 2.2m) Brick built.

Double glazed windows and double glazed door providing views and access to the main fire escape and views over the rear garden area.
Laminate flooring.

First Floor Landing-201 - Split level.

Spindle rail enclosure.

First Floor Room One-201 - 12' 0" x 9' 10" (3.68m x 3m) Extremes to extremes.

Double glazed window with aspect over the front garden area.
Built in single drainer sink unit with high level and low level storage units.

Tiled splash back surround.
Radiator.

First Floor Room Two & En-Suite W.C.-201 - 12' 1" x 6' 1" (3.69m x 1.87m) Extremes to extremes plus recess.
Double glazed window with aspect over the front garden area.
Radiator.

En-suite W.C.
2-piece suite with a vanity wash hand basin with storage space beneath and a low flush W.C.
Wall mounted light and shaver socket.
Tiled splash back surround.

Separate shower enclosure.
High level storage.

First Floor Room Three-201 - 13' 3" x 11' 10" (4.05m x 3.63m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Range of full width open display shelving and storage.
Built in vanity wash hand basin with storage space beneath with mirrored illuminated cabinet over the wash hand basin.
Recessed down lighting.
Radiator.

First Floor W.C.-201 - 2-piece suite comprising of a vanity wash hand basin and low flush W.C.
Concealed gas central heating boiler.
Contrasting tiled surround.
Double glazed opaque window.
Radiator.

First Floor Room Four-201 - 17' 3" x 11' 0" (5.26m x 3.37m) Extremes to extremes.
Double glazed windows and double glazed French doors providing views over the front garden area.
Arched opening into First Floor Kitchen-199.

Second Floor

Walk in Loft Space-199 - 13' 5" x 11' 6" (4.11m x 3.53m) Extremes to the front of the fitted wardrobes to extremes.
Double glazed windows with aspect of the rear garden area.
Fitted Velux skylight windows.
Built in furniture to include a wardrobe with shelf and hanging space and low level storage units.
Storage space to the eaves.
Doorway leading through to the Walk in Loft Space-201.

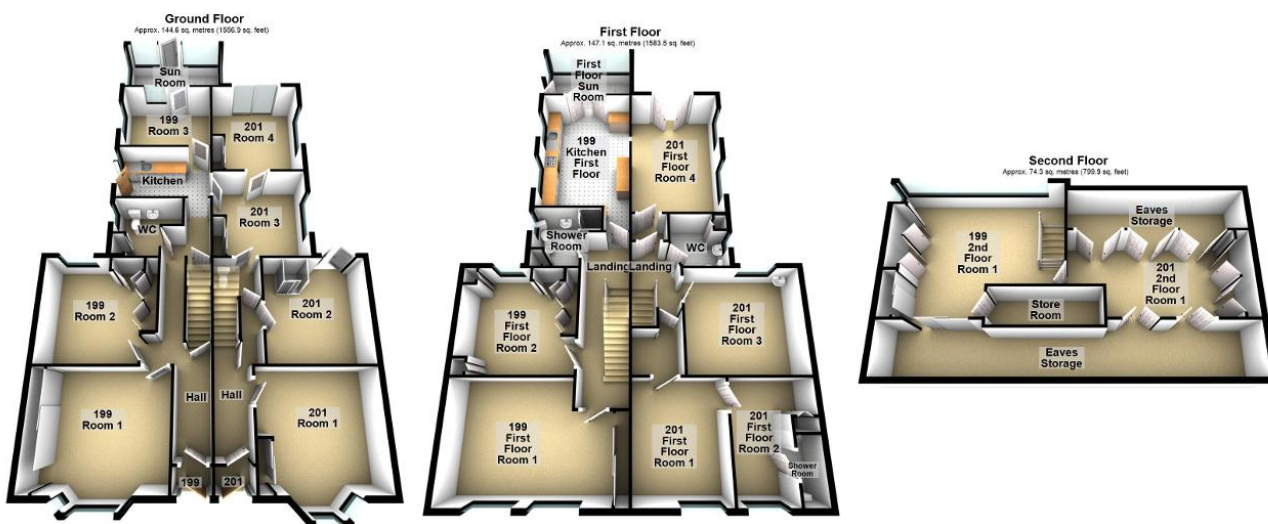
Walk in Loft Space-201 - 12' 11" x 11' 1" (3.94m x 3.4m) Dual aspect fitted Velux skylight windows.
Built in storage space to the eaves.
Built in wardrobe.
Radiators.

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.



Total area: approx. 367.0 sq. metres (3950.2 sq. feet)



Total area: approx. 366.1 sq. metres (3940.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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