

Victoria Avenue, Hull, HU5 3EF

One not to be missed! This is a great opportunity to acquire a very handsome 'Avenues' property with deceptively spacious living accommodation which is arranged to 3 floors with 4 bedrooms and 2 bathrooms! The accommodation has charm and character throughout and briefly comprises of entrance hall, lovely through lounge/dining area with a log burning stove creating a lovely cosy focal point to the room. Extending through from the lounge is a stylish dining kitchen with a tasteful modern range of units which are further complimented with quality fixtures and fittings. There is a matching built in breakfast bar thus creating space for informal dining. Leading off from the main kitchen area is a useful and versatile utility/laundry room.

To the 1st floor there are 3 aesthetically pleasing bedrooms and a family bathroom.

To the 2nd floor is a very spacious full length 4th bedroom with a shower room adjacent.

The rear garden is mainly laid to lawn with well stocked borders and beds. There is also a walled courtyard garden.

Additionally as one would expect from a property of this calibre there is a gas central heating system and partial double glazing.

Key Features

ONE NOT TO BE MISSED!

3 STOREY PROPERTY

4 BEDROOMS

2 BATHROOMS

SPACIOUS THROUGH LOUNGE

STYLISH DINING KITCHEN

GAS CENTRAL HEATING SYSTEM

MUST BE VIEWED

Location

This leafy conservation area is considered to be a highly desirable place to live as the area is well served with a wealth of local amenities much needed for day to day living. The Avenues has an interesting range of different style properties and historic landmarks. The Avenues also plays hosts to many events throughout the year creating a real sense of community. The area has a great choice of local independent traders and high street supermarkets. Regular public transport links create easy access to the city centre and surrounding areas. The historic Pearson Park is just around the corner along the neighbouring Princes Avenue.

For the growing family there are many highly reputable schools, colleges and academies close by. The University of Hull is also easily accessed and just minutes away by car. For those wishing to spend quality leisure time with friends and family there is a great choice of busy vibrant cafe bars and restaurants. All in all a great place to live!

Property Description

Ground Floor

Entrance - Part glazed front entrance door with overhead screen window.

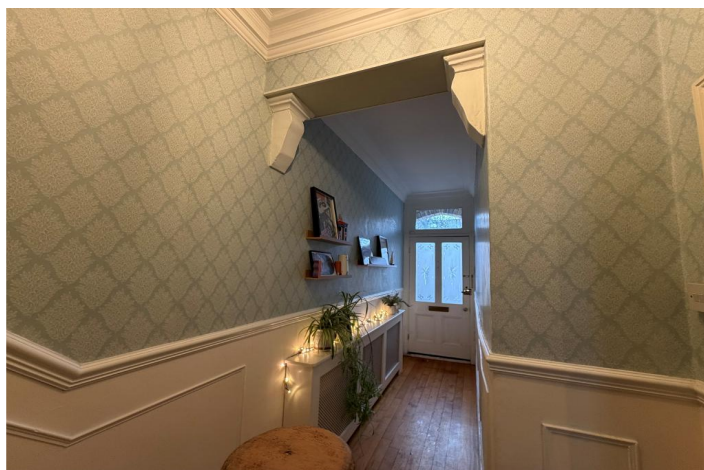
Entrance Hall - Spindle staircase off to 1st floor.
Under stairs cloaks recess and meter cupboard.
Mid level dado rail.
Cornice.
Arched corbels.
Mid level feature panelling.
Wood panel flooring.
Radiator.

Dual Aspect Through Lounge/Dining Area - 25' 3" x 11' 2" (7.7m x 3.42m) Extremes to extremes.

Arch divide.
Gothic style sash windows with aspect over the front garden area.
Double glazed window with aspect over the rear courtyard area and rear garden beyond.
Chimney breast housing a log burning stove fire and a hearth with an oak over mantle.
High level picture rail.
Cornice.
Solid panel wood flooring.
Radiators.

Breakfast Kitchen - 22' 0" x 9' 1" (6.73m x 2.78m) Extremes to extremes.

Dual aspect.
Double glazed window with aspect over the rear courtyard



garden.
 Double glazed multipaned french doors with matching side screen window also providing views and access to the rear courtyard garden.
 Range of matching base, drawer and wall mounted units.
 Coordinating laminated work surface housing 1&1/2 bowl single drainer sink unit with a flexi mixer tap over.
 Integrated double oven.
 Integrated fridge.
 Concealed gas central heating boiler.
 Plumbing for dishwasher.
 Further work surface houses a hob with a stainless steel funnel hood extractor fan over.
 Coordinating easy clean splash back surround.
 Space for breakfast table.
 Recessed down lighting.
 Radiator.
 Multi paned door leading to utility room.

Utility Room - 9' 1" x 7' 10" (2.79m x 2.41m) Extremes to extremes.
 Double glazed rear entrance door with double glazed opaque side window providing views and access to the rear patio and garden beyond.
 Low level storage base units.
 Roll edged laminate work surface.
 Space for upright fridge freezer.
 Plumbing for automatic washing machine.
 Further double glazed opaque window.
 Recess down lighting.
 Radiator.

First Floor

Landing - Split level.
 Spindle rail enclosure.
 Loft hatch through to roof void.
 Mid level feature panelling.

Bedroom 1 - 16' 0" x 13' 1" (4.9m x 3.99m) Plus recess and to extremes.
 Gothic style sash window with aspect over the front garden area.
 Feature tiled fireplace with matching back and hearth.
 Built in single storage cupboard.
 Cornice.
 Radiator.

Bedroom 2 - 11' 11" x 10' 0" (3.65m x 3.07m) To extremes and plus recess.
 Double glazed window overlooking the rear garden area.
 Ornate bedroom fireplace with open display grate and tiled hearth.
 Built in single storage cupboard.
 Coving.
 Radiator.



Bedroom 3 - 10' 4" x 9' 2" (3.15m x 2.81m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Coving.
Radiator.

Family Bathroom - 3 piece suite comprising of a panelled bath with a victorian style shower attachment, pedestal style wash hand basin and low flush WC.
Brick effect tiled splash back surround.
Floor standing towel rail/radiator.
Chrome fittings to the sanitary ware.
Double glazed opaque window.

Second Floor

Landing - Spindle rail enclosure.
Velux skylight window.

Bedroom 4 - 20' 11" x 11' 4" (6.4m x 3.46m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Storage space to eaves.
Recessed down lighting.
Radiator.

Shower Room - White 3 piece suite comprising of a walk in shower enclosure, vanity wash hand basin with storage space beneath and low flush WC.
Chrome fittings to the sanitary ware.
Recessed down lighting.

Exterior

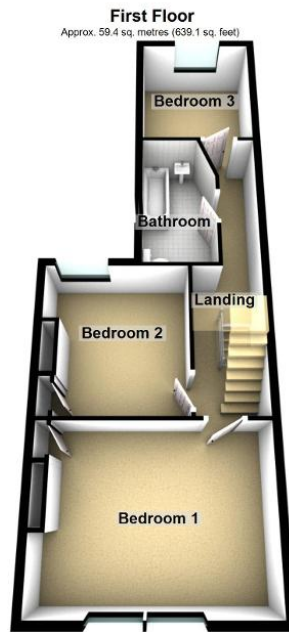
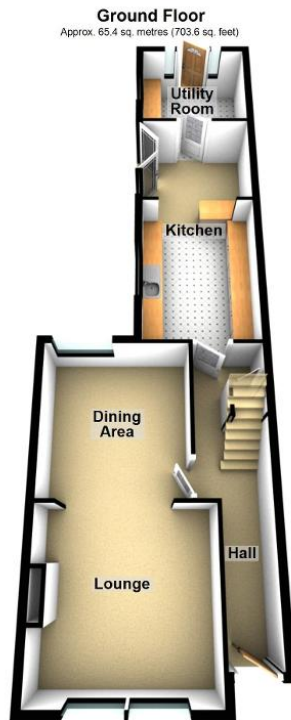
Rear Garden - To the rear is a flagstone paved patio/seating area.
The garden is also mainly laid to lawn with shaped borders and beds housing numerous established trees, plants, flowers and shrubs.
There is also a timber gardeners shed inset to the rear boundary with a high level timber access gate to the rear.
External water supply.
External lighting.

Front Garden - The front garden area is enclosed with a low brick boundary wall and ornate wrought iron railed enclosure and matching access gate.

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. 158.6 sq. metres (1706.9 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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