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grays



5 Ingleton Avenue, Anlaby Common, Hull, HU4 6AS

Offers Over £285,000





# 5 Ingleton Avenue

Hull, HU4 6AS

- DECEPTIVELY SPACIOUS
- SECOND FLOOR VERSATILE SPACE
- IMMACULATE GARDENS
- IMPRESSIVE OPEN PLAN KITCHEN/DAYROOM
- CONVENIENT SETTING
- EXTENDED TO REAR
- WELL STYLED THROUGHOUT
- 3 BEDROOMS
- DRIVEWAY PARKING
- VIEWING ADVISED

SUPERB FAMILY HOME WITH A DAYROOM EXTENSION TO THE REAR AND CONVERTED LOFT AREA.

Smartly appointed throughout and offered for sale is this extended family home located in a character street scene location with viewing highly advised as the property remains larger than an initial glance would suggest. With a blend of traditional external appeal and lifestyle internal design offering living space over 1300 square feet in size.

A significant amount of improvement works have been undertaken to create a detailed and well maintained home.

The property in its entirety boasts a wealth of feature with generous reception rooms and bedroom sizes throughout with living accommodation comprising to the ground floor of Reception Entrance Hallway, Bay fronted Lounge, Day Room being open plan to the Kitchen and informal Sitting Room and Cloakroom W.C. To the first floor level a central landing gives access to Three Bedrooms of an with House Bathroom and separate W.C, with a fixed staircase providing access to a second floor Loft Area.

Ample parking provision is provided via an entrance drive and gated access to a generous facing rear garden offering good levels of seclusion and privacy throughout.

Offering something a little different and given the appeal of home on offer comes highly advised for internal inspection.



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## GROUND FLOOR

### ENTRANCE HALLWAY

A welcoming entrance to this immaculately appointed and traditionally styled family home, offering a wealth of character features, with the benefit of a full internal upgrade to a high specification, including restored stain glass windows throughout. With staircase approach leading to first floor level, balustrade and spindles, understairs storage cupboard, delph rack, deep skirtings. Access provided to ground floor reception spaces and...

### CLOAKROOM / W.C

Well appointed with low flush w.c, wash hand basin, tiling to splashbacks, privacy window to side.

### RECEPTION LOUNGE

12'0" x 15'5" (into bay) (3.68 x 4.70 (into bay))  
Used currently as a formal reception space, with double glazed bay window to front outlook, a central focal point is provided via a cast iron log burning stove, feature cast iron twin radiators, coveing and ceiling detail.

### DINING ROOM / RECEPTION TWO

13'8" x 10'5" (4.19 x 3.20)  
A versatile reception space with traditional feature via the panelled wall detail, open fire with traditional surround and hearth, being fully open plan through to an impressive kitchen / day room.

### KITCHEN / DAY ROOM

20'8" x 22'4" (6.30 x 6.83)  
A genuine lifestyle feature to the property that must be seen to be fully appreciated, with a number of contemporary flourishes yet fitting within the traditional design. Shaker style wall and base units with granite work surfaces over, offering a multitude of storage options, illuminated eye-level shelving, breakfast bar return, a number of integrated appliances include double oven, hob with contemporary style extractor canopy over, integrated dishwasher, integrated fridge freezer, washing machine and tumble dryer, Kamdean flooring throughout, remote controlled Velux rooflights allow an abundance of natural daylight into the day room area, French doors lead to the patio terrace and garden beyond. Given the size of extension and specification of design this really is one of the most saleable attributes to this family home.

## FIRST FLOOR

### LANDING

With feature stained glass window to side elevation, access provided to three bedrooms and house bathroom with separate w.c.

### BEDROOM ONE

15'5" x 9'3" (4.72 x 2.82)  
Being well styled, with walk-in bay window to the front outlook, a range of fitted wardrobes and space for double bed.

### BEDROOM TWO

9'3" x 11'6" (2.84 x 3.53)  
With uPVC double glazed window to rear elevation providing views over garden, fitted wardrobes to wall length, of double bedroom proportions, ceiling detail and coving.

### BEDROOM THREE

7'6" x 7'8" (2.31 x 2.34)  
With bow double glazed window to the front outlook, has potential to be used as a dedicated study, nursery of third bedroom, with fixed staircase leading to loft area.



**SHOWER ROOM**

With contemporary sanitaryware, modern tiling to splashbacks and floor covering, dedicated shower cubicle with wall mounted showerhead and console, decorative inset hand basin, heated towel radiator, additional cabinetry with cupboard housing boiler, inset spotlights to ceiling, feature window to rear.

**SEPARATE W.C**

With double glazed window to side elevation, low flush w.c, feature tiling.

**LOFT AREA**

A versatile second floor loft area (not conforming to regulations) with Velux style rooflights to side and rear, further eaves storage, full power and lighting. 11'3" x 11'6" (3.43 x 3.53)

**OUTSIDE**

Ingleton Avenue remains well positioned within proximity to Anlaby Common centre offer a range of services and amenities and also excellent access into Hull city centre itself. The immediate street scene offers a number of character style semi-detached family homes, with the subject dwelling being significantly larger than a number of neighbouring properties given the extensions that have taken place. The vendors have embraced a philosophy of a full program of upgrade including glazing, roof and significant extension throughout. To the front of the property parking provision exists to the driveway, with wrought iron access gate leading to the side and rear garden, a patio terrace extends from the immediate building footprint with brushed aluminium pillars and glazed screening, a laid to lawn grass section beyond, raised patio area, dedicated plant beds and herbaceous borders offering complete privacy and seclusion, provision and space for a greenhouse (not included), brick built building that could also be used for additional storage or summerhouse, with full power and lighting also. External tap, power sockets and light points.

**FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

**SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull city council tax band to be 'C'.

**TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

**VIEWING**

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

**WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

**MORTGAGE CLAUSE**

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

**MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

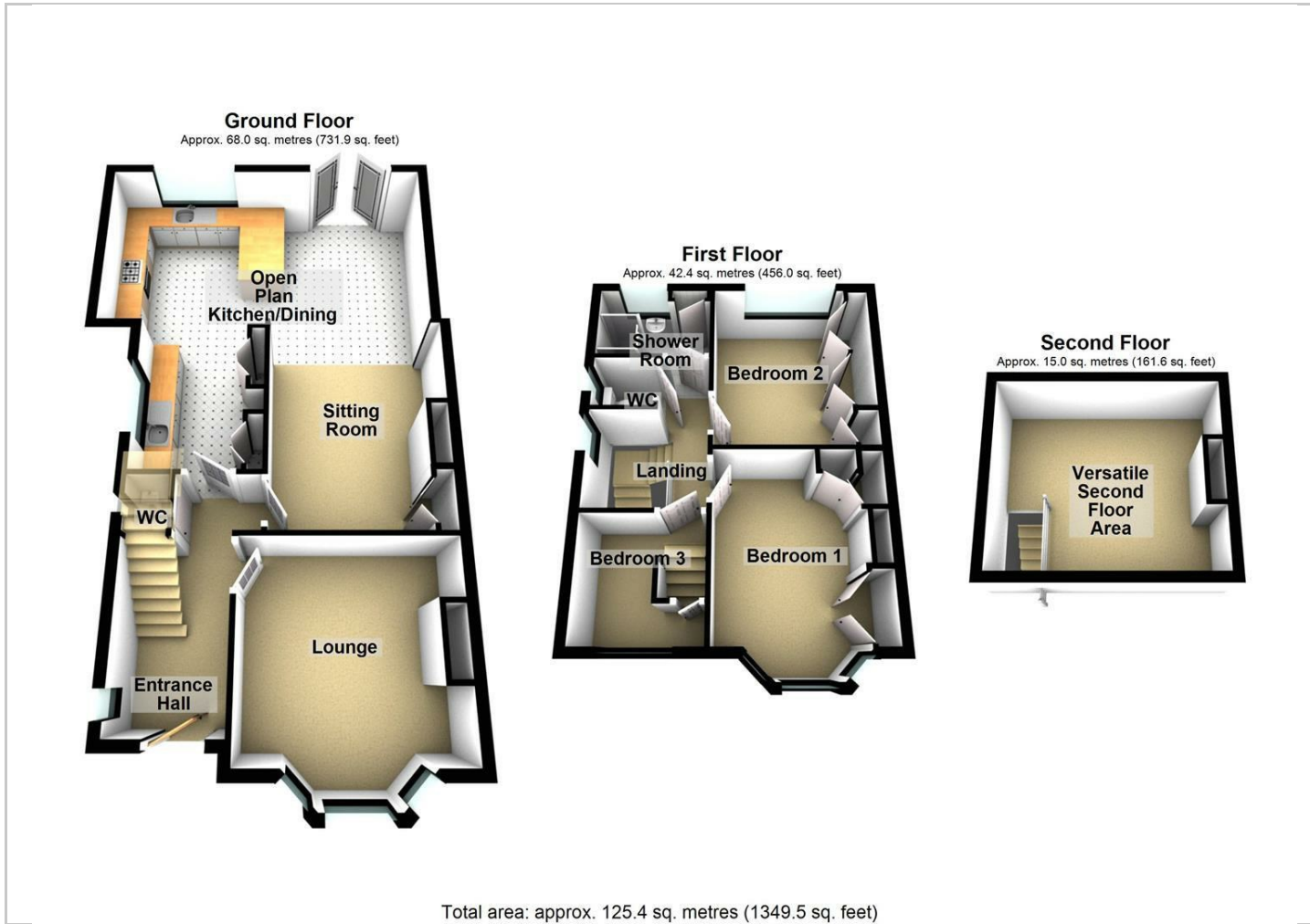
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

**FEES**

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



## Floor Plans



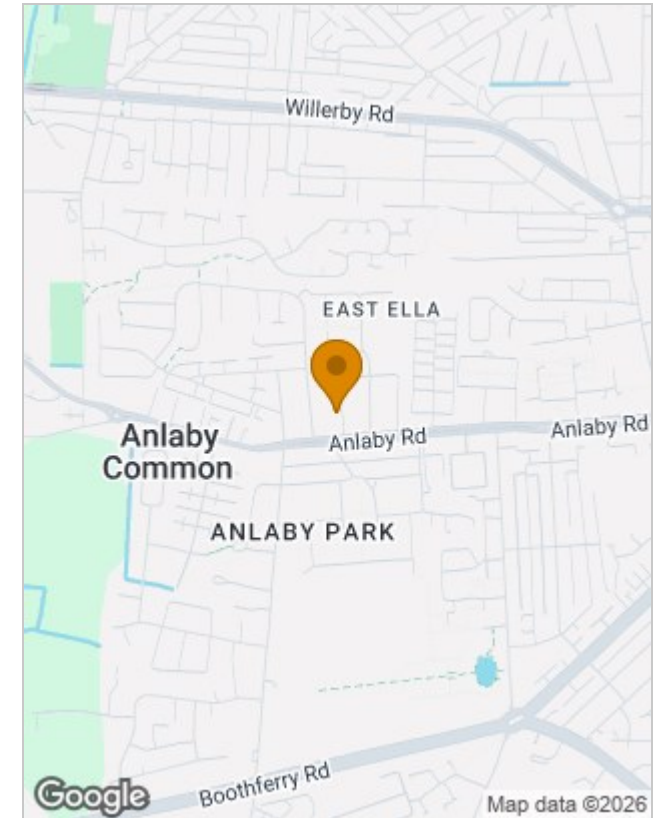
## Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

