



## Victoria Avenue, Hull, HU5 3DZ

A truly exceptional property which has been lovingly restored both internally and externally. Rarely has so much attention been paid within a very stylish Avenues property - a totally successful blend of original features together with contemporary enhancement much needed for day to day living! This appealing terraced house is set back with an attractive tree lined lawn divide. This outstanding property is arranged to 2 floors and briefly comprises of an entrance hall, open plan bay windowed lounge which leads through to the dining area, both rooms are tastefully presented with feature panelling. The lounge has a log burning stove thus creating a cosy focal point to the room. The bright and spacious breakfast kitchen has a range of attractive high gloss units which are further enhanced with full integrated appliances and coordinating fixtures and fittings. A separate breakfast bar with built in low level wine racks is ideally placed within the main kitchen area. French doors provide views and access to the rear garden. This is a impressive domestic preparation area with space for informal dining. Conveniently placed just off from the main kitchen there is a separate cloaks/WC. To the 1st floor there are 3 aesthetically pleasing bedrooms. The 3rd bedroom has the benefit of a bespoke pull down, space saving bed unit. The family bathroom also has been the subject of updating with a quality white suite and soft marble effect easy clean surfaces. Outside to the rear this lovely leisure area has been transformed to create a peaceful place to relax, all laid for ease of maintenance with a porcelain tiled patio/seating area inset to the rear boundary. The front garden area provides a double off road parking space or hardstanding area. As mentioned earlier much attention to detail which also includes underfloor heating to the ground floor, light sensors to rooms and storage areas. Internal viewing is absolutely essential and highly recommended to appreciate the size and standard of accommodation on offer. This property is offered with vacant possession upon completion and no chain involved. A very special property - one not to be missed!

## Key Features

A TRULY EXCEPTIONAL PROPERTY

3 BEDROOMS

BREAKFAST KITCHEN

GROUND FLOOR CLOAKS/WC

STYLISHLY RESTORED PROPERTY

PARKING TO FRONT OF PROPERTY

NO CHAIN INVOLVED

ONE NOT TO BE MISSED

## Location

This most sought after conservation area is served with a wealth of amenities with busy local independent traders to include a post office and high street supermarkets. The area is also well served with a health centre and library. The Avenues is also well known for its sense of community playing host to many seasonal events throughout the year. Within the Avenues there are many historic local landmarks including the recently installed Victoria Avenue fountain. A lovely place to call home! For those wanting to spend quality leisure time with friends and family the area offers a distinctly cosmopolitan feel as there are many busy, vibrant and well visited cafe bars and restaurants along the neighbouring Princes Avenue. Reputable schools, colleges, academies and the University of Hull are just minutes away from the property. The historic Pearson Park is directly accessed from Victoria Avenue as it meets with Princes Avenue. For those wishing to commute outbound from the city, the Paragon Road and rail interchange is close by. A perfect way of living and a perfect place to call home!

## Property Description

### Ground Floor

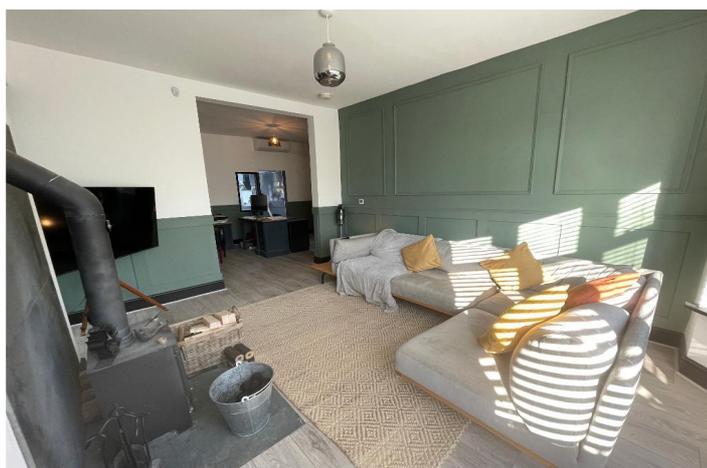
**Entrance** - Double glazed front entrance door leads through to the entrance hall.

**Entrance Hall** - Spindle staircase off to the first floor.  
Mid level feature panelling.  
Concealed gas central heating boiler.  
Recessed down lighting.  
Under floor heating.  
Laminate flooring.

**Lounge** - 15' 9" x 12' 0" (4.81m x 3.68m) Extremes to extremes.  
Open Plan to the Dining Area with Arched divide.

Double glazed bay window with aspect over the front garden area.  
Focal point log burning stove.  
Feature panelling to the walls.  
Recessed down lighting to the recesses.  
Under floor heating.  
Laminate flooring.

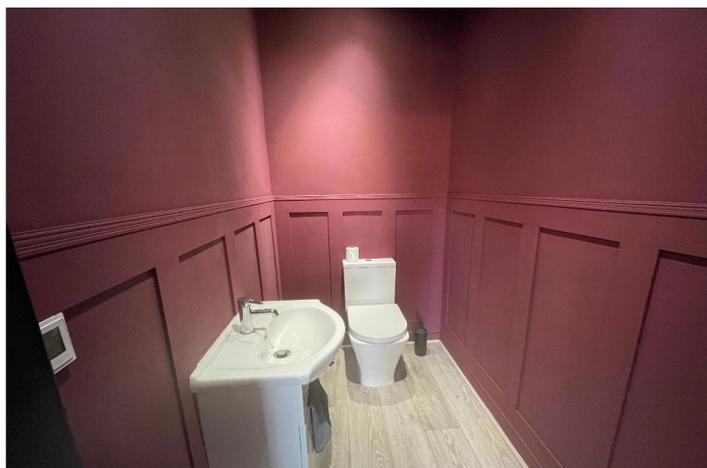
**Dining Area** - 11' 11" x 9' 5" (3.65m x 2.88m) Extremes plus recesses to extremes.  
Mid level feature panelling to the walls.  
Chimney breast with open display niche and hearth.  
High level wall mounted air conditioning unit.  
Deep built in walk in storage cupboard.  
Under floor heating.  
Laminate flooring.



**Kitchen - 18' 11" x 15' 8" (5.78m x 4.78m)** Extremes to extremes to the front of the fitted units.  
 L-Shaped.  
 Double glazed dual aspect windows looking out over the rear garden area and rear patio area.  
 Double glazed French doors providing views and access to the rear patio and gardens beyond.  
 Fitted skylight windows.  
 Range of matching high gloss base, drawer and wall mounted units.  
 Integrated washing machine.  
 Integrated dryer.  
 Integrated dishwasher.  
 Integrated fridge/freezer.  
 Housing for an oven with a microwave above.  
 Marble effect laminate work surface housing a 1&1/2 bowl single drainer sink unit with a swan neck mixer tap over.  
 Matching splash back surround.  
 A further matching work surface houses a hob with an extractor unit above.  
 Built in and matching breakfast bar with built in low level wine units.  
 Recessed down lighting.  
 Under floor heating.  
 Laminate flooring.



**Cloaks/WC** - Mid level feature panelling to the walls.  
 Built in vanity wash hand basin with storage space beneath and low flush W.C.  
 Chrome fittings to the sanitary ware.  
 Recessed down lighting.  
 Under floor heating.  
 Laminate flooring.



## First Floor

**Landing** - Recessed down lighting.  
 Radiator.

**Bedroom One - 14' 9" x 9' 6" (4.5m x 2.92m)** Extremes to extremes into the bay and widens to 3.07M  
 Double glazed bay window with aspects over the front garden area.  
 Deep built in storage cupboard with recessed down lighting.  
 Radiator.



**Bedroom Two - 9' 6" x 9' 4" (2.9m x 2.85m)** Extremes to extremes.  
 Double glazed picture window with aspect over the rear garden area.  
 Radiator.



**Bedroom Three - 9' 3" x 6' 9" (2.83m x 2.08m)** Extremes to extremes from the bespoke bed unit.  
 Double glazed window with aspect over the rear garden

area.

Bespoke double bed unit which is a pull down bed.

Loft hatch through to the roof void.

Radiator.

**Bathroom** - 3-piece suite comprising of a panel bath, built in vanity wash hand basin with storage space beneath and built in low flush W.C.

Marble effect easy clean surround.

Over the bath is a chrome effect flexi shower and rain water shower head.

Fixed shower screen.

Extractor fan.

Recessed down lighting.

Chrome fittings to the sanitary ware.

Laminate flooring.

## Exterior

**Garden** - Outside to the rear the garden has been laid with blue slate chippings for ease of maintenance.

Full width patio seating area with porcelain tiles inset.

A further area has been laid with artificial grass also for ease of maintenance.

High level timber log store.

To the side elevation the garden is enclosed with a high level timber perimeter and boundary fence.

Timber access gate leading out to the side elevation.

**Front Garden** - The front garden area has also been laid with fine stone chippings for ease of maintenance and further to create a multi vehicle off road parking space or hard standing area from Victoria Avenue.

Council tax band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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fitted appliances, electrical or plumbing installation or central heating systems.

