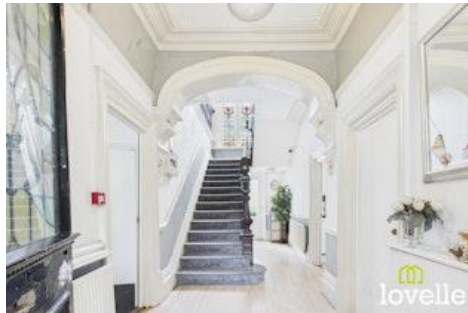
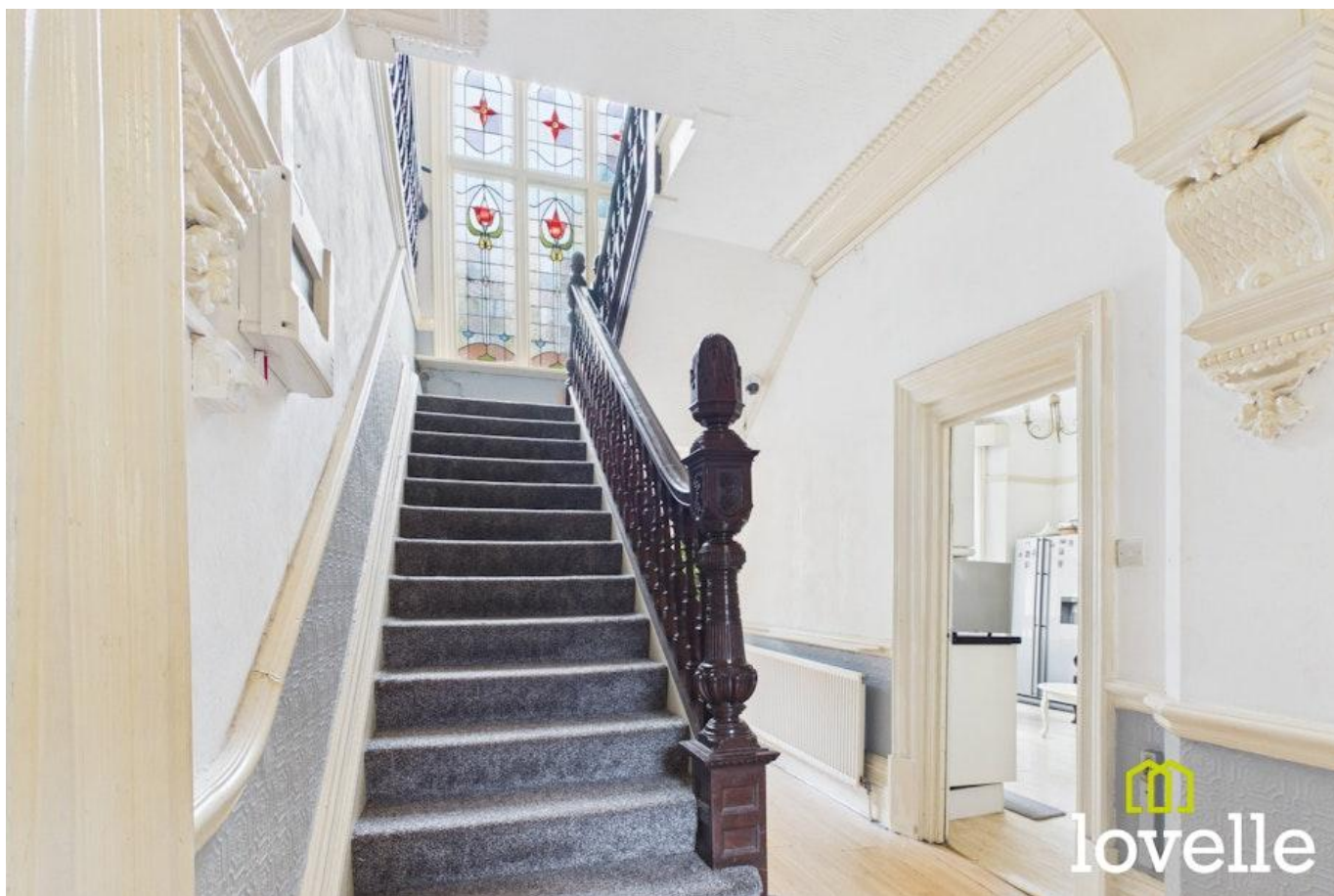




The Gables, Park Avenue, Kingston upon Hull
Guide price £405,000





KEY FEATURES

- Semi-detached Period Property
- C1 & C2 Class Planning Approval
- Twelve Bedrooms
- Ten Ensuite Bathrooms
- Three Large Reception Rooms
- House Managers Accommodation
- Laundry Room
- Large Grounds & Car Park
- Sold via 'Secure Sale'
- Immediate 'exchange of contracts' available
- EPC rating: E



DESCRIPTION

This substantial property displays some of the finest architectural features the Victorian period has to offer & in abundance! Occupying a prominent location on the sought after, Park Avenue & sat handsomely within a large front garden, behind wrought iron railings. The grand entrance archway, double vestibule doors & towering gables project one of the most notable facades on the Avenue.

Stepping into the front porch you are greeted with the elegance & grandeur of the large entrance door, retaining the original stained glass with intricate patterns & craftsmanship. Victorian wall tiling brings colour & period warmth to this porch, together making the greatest of first impressions to your visiting guests & a warming welcome home!

As you enter the grand hallway you are met with pitch pine architrave, towering skirting & Lincrusta panelling. Large, ornate plasterwork adorns the ceiling, framed by a fabulous Lincrusta frieze & magnificent corbels support a vast central archway.

The sitting room, presents 12" timber skirting, fabulous stepped plaster cornicing & an impressively detailed plasterwork rose to the ceiling. Natural daylight floods the room through a huge bay window, while your gaze is drawn to the elegant feature fire surround & cast iron fireplace within. The modern & calming colour palette makes this room bright & welcoming, the overwhelming feeling is of period grandeur in this room & throughout the rest of this property.

Double, glazed doors lead through into the drawing room which is currently configured as a kitchen diner. You are again presented with an abundance of Victorian features on a grand scale including huge stepped cornicing, a grand ceiling rose, 12" timber skirting & a Victorian fitted cupboard with panelled doors. A further large walk-in bay window floods this beautiful reception room in natural daylight & offers views across the rear garden.

The dining room is across the central hallway & up to the front of the property, this imposing & grand reception room boasts the West gables' huge bay window. Dramatic plaster cornicing adorns the ceiling, a magnificent plasterwork ceiling rose is the centre piece & focal point of this room while pitch pine sash windows, picture rails & gigantic skirting frame the room with period splendour. This room is currently configured as the principal suite of the hotel, with a large ensuite bathroom & vast proportions!

Back out to the grand hallway & through to the rear of the property, you pass the craftsmanship of the central staircase & arrive at a glazed door, leading out to the rear terrace patio & substantial grounds beyond.

Off & to the left are the staff quarters, consisting of a rear lobby, a spacious staff or accessible W.C., the main kitchen, laundry corridor & laundry room. Beyond are the house managers accommodation, a spacious studio apartment with views across the rear garden.

The wide, central, sweeping staircase is flanked by a decorative newel post, intricately carved from a solid piece of rich, polished Oak. The handrail of the same timber is atop a forest of carved spindles, leading up to a magnificent gallery landing. There is an exquisite 6-panel stained glass window on the mid landing which floods the whole area in vibrant colour with natural daylight, this Palatial reception hallway is drenched in period elegance.

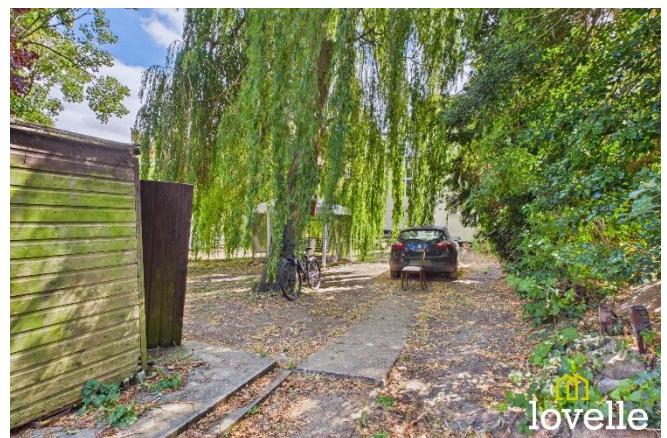
The vast central landing is a continuation of the grandeur of the reception hallway below, leading you to 6 generous bedrooms, four with ensuite bathrooms & a large office which sits above the front entrance door.

Sweep around the galleried balustrade & through a further archway & you arrive at an internal lobby, a flight of stairs leads up to the 2nd floor accommodation & doors lead to a guest W.C & a further landing beyond which provides access to two further shower rooms & another guest W.C.

Up to the second floor & you arrive at the bedroom corridor where you are presented with a further five, spacious, double bedrooms, all with ensuite bathrooms.

Out & to the rear of the property is bright & spacious courtyard garden, sandstone steps lead down from the house to a terraced patio of crazy paving & from here is a lawned area, finishing at a raised border with mature planting. The grounds open up to further more substantial lawn which encircle a magnificent weeping Willow beyond which is the secure walled car park. This paved area is accessed by double gates from the rear & would comfortably provide parking for six to eight vehicles following a programme of upgrading.

This sale of this Handsome Victoria Villa offers two rare opportunities, either the refurbishment into a stunning 9/10 bedroom boutique hotel, nestled in the heart of the Avenues or the restoration into one of the most fabulous & grand family homes the Avenues has to offer!



Auctioneers Additional Comments:

Pattinson Auction are working in Partnership with Lovelle Estate Agents on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with Lovelle Estate Agents.

The property is available to be viewed strictly by appointment only via Lovelle Estate Agents or The Auctioneer.

Bids can be made via Lovelle Estate Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both Lovelle Estate Agents and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

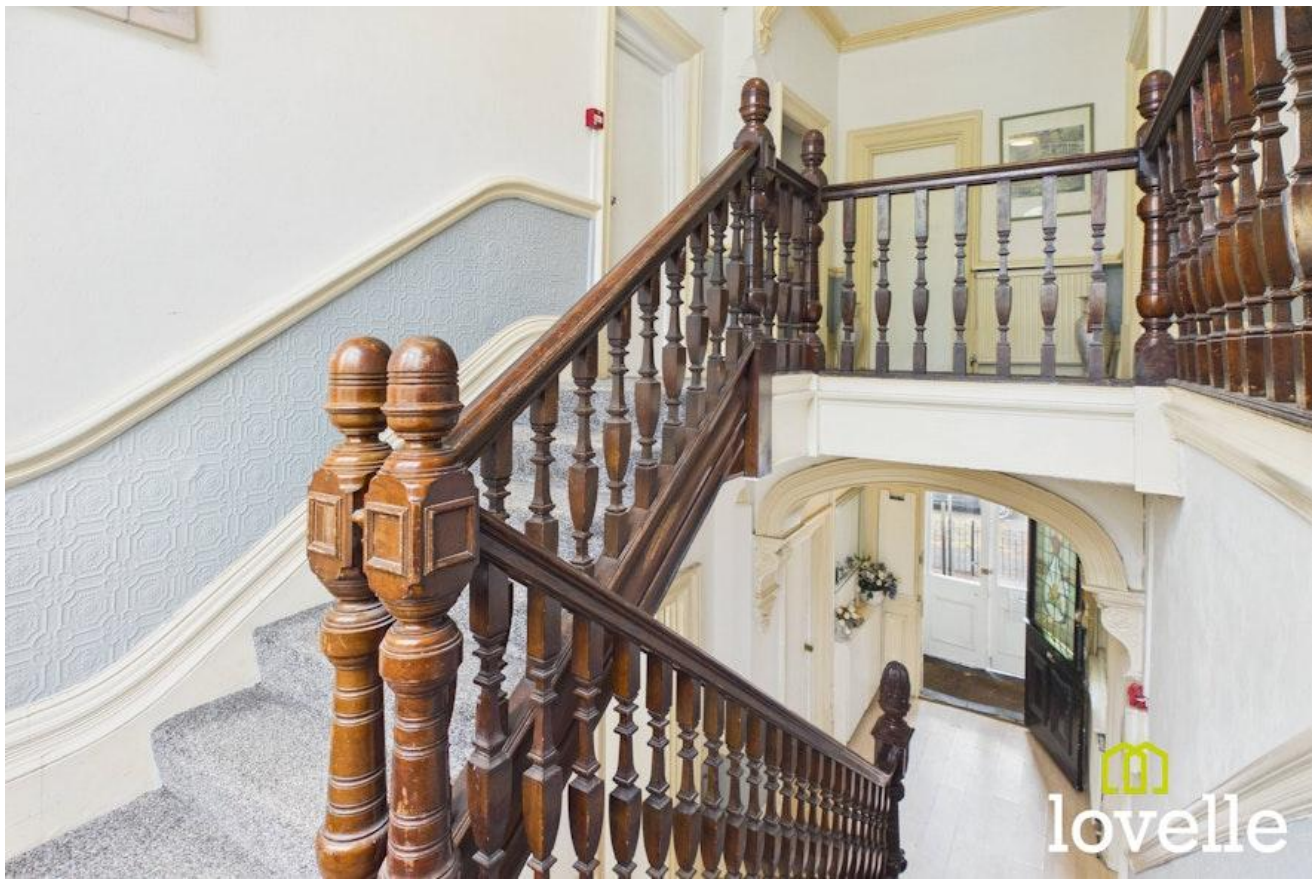
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both Lovelle and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



PARTICULARS OF SALE

Entrance Lobby

1.19m x 2.19m (3'11" x 7'2")

A tiled storm porch behind double vestibule doors, a period door with stained glass & stained glass side lights lead to the reception hallway.

Reception Hallway

7.69m x 2.21m (25'2" x 7'4")

A expansive reception hallway retaining most period features, access to all ground floor accommodation with a sweeping staircase leading to the 1st floor accommodation.

Dining Room

5.5m x 4.52m (18'0" x 14'10")

A grand state room with a full height bay window to the front elevation, retaining many period features. Currently configured as the principle suite & with access to an ensuite bathroom.

Sitting Room

5.35m x 4.48m (17'7" x 14'8")

A further grand state room with a full height bay window, also to the front elevation, retaining all period features & including a working open fire. Double doors lead through to the drawing room.

Drawing Room

5.31m x 3.91m (17'5" x 12'10")

With a full height bay window to the rear elevation, retaining period features including a substantial storage cupboard with panelled doors. Double doors lead through to the sitting room offering the ability to open this out to a vast entertaining area.

Lobby

1.87m x 1.49m (6'1" x 4'11")

The entrance to the staff quarters, with a full height sash window to the rear garden. Providing access to the staff/accessible W.C & the kitchen lobby beyond.

Kitchen Lobby

1.96m x 1.18m (6'5" x 3'11")

Linking the Kitchen, staff lobby & service corridor together, access to the boiler cupboard is also from this lobby.

Kitchen

2.97m x 2.65m (9'8" x 8'8")

Offering a range of fully fitted wall & base units with worksurface atop, space is provided for freestanding appliances, there are dual sinks & a window to the side elevation.

Service Corridor

2.9m x 1.07m (9'6" x 3'6")

Linking the kitchen lobby to the house managers accommodation and providing access to the laundry room.

Laundry Room

2.87m x 1.3m (9'5" x 4'4")

Fitted with laundry storage cupboards and plumbed for multiple laundry appliances.

House Managers Accommodation

4.5m x 2.6m (14'10" x 8'6")

A spacious studio apartment with dual aspect windows out to the rear garden & access to a private bathroom.

Ground Floor Bathroom

2.02m x 2.61m (6'7" x 8'7")

Comprising of a three piece suite including a large corner bath & Chrome towel radiator.

Gallery Landing

3.53m x 3.75m (11'6" x 12'3")

Providing access to the 1st floor accommodation & with a further flight of stairs to the 2nd floor. A large, stained glass window is the focal point of this room.

Bedroom No. 2

3.92m x 3.92m (12'10" x 12'10")

A large double bedroom to the rear of the property with a walk-in bay window & ensuite bathroom.

Ensuite Bathroom

1.61m x 1.2m (5'4" x 3'11")

Fully tiled, comprising of a three piece suite & with extraction.

Bedroom No. 3

2.31m x 5.30m (7'6" x 17'4")

A generous single bedroom to the front of the property with an ensuite bathroom.

Ensuite Bathroom

1.49m x 1.23m (4'10" x 4'0")

Fully tiled, comprising of a three piece suite & with extraction.

Office

2.2m x 2.6m (7'2" x 8'6")

Located to the front of the property, directly above the main entrance.

Bedroom No. 6

3.28m x 2.1m (10'10" x 6'11")

A generous single bedroom to the front of the property.

Bedroom No. 7

4.13m x 2.13m (13'6" x 7'0")

A generous single bedroom to the front of the property with an ensuite bathroom.

Ensuite Bathroom

1.58m x 1.38m (5'2" x 4'6")

Fully tiled, comprising of a three piece suite & with extraction.

Bedroom No. 8

2.35m x 3.03m (7'8" x 9'11")

A double bedroom with a fitted wardrobe, located to the side of the property & with an ensuite bathroom.

Ensuite Bathroom

1.58m x 1.33m (5'2" x 4'6")

Fully tiled, comprising of a three piece suite & with extraction

Inner Lobby

1.92m x 1.05m (6'3" x 3'5")

Leading from the central landing & providing access to the

PARTICULARS OF SALE

First Floor W.C.

1.57m x 1.05m (5'2" x 3'5")

Half-panelled in varnished timber, with a close-coupled toilet, tiled floor & an original sash window to the side elevation.

Bathroom Lobby

1.95m x 1.38m (6'5" x 4'6")

Leading from the inner lobby, providing access to 2 no. shower rooms & the guest W.C. There is a large, original sash window & a gas fired combi boiler is located here.

Shower Room

1.45m x 0.94m (4'10" x 3'1")

A fully tiled shower cubicle with Pine cladding to the ceiling & adjacent walls, fitted with a Triton electric shower.

Guest W.C.

1.19m x 1.08m (3'11" x 3'6")

Fitted with a close-coupled toilet & with a window to the side elevation.

Shower Room

2.6m x 0.92m (8'6" x 3'0")

Fully tiled & fitted with a Triton electric shower & a pedestal wash basin.

Bedroom Corridor

3.61m x 0.94m (11'10" x 3'1")

Laid to carpet & providing access to the 2nd floor accommodation

Bedroom No. 9

5.02m x 3.68m (16'6" x 12'1")

A large double bedroom to the front of the property with a walk-in dormer window & ensuite bathroom.

Ensuite Bathroom

2.09m x 2.11m (6'11" x 6'11")

A large bathroom comprising of a three piece suite, extraction & a window to the rear of the property.

Bedroom No. 10

4.02m x 2.23m (13'2" x 7'4")

A double bedroom to the front of the property with a VELUX roof window & an ensuite bathroom

Ensuite Bathroom

2.17m x 0.8m (7'1" x 2'7")

With a fully tiled shower cubicle, Pine cladding to the ceiling & adjacent walls, fitted with a Triton electric shower.

Bedroom No. 11

6.1m x 3.66m (20'0" x 12'0")

A large double bedroom to the front of the property with a walk-in dormer window & ensuite bathroom.

Ensuite Bathroom

1.41m x 1.35m (4'7" x 4'5")

With a fully tiled shower cubicle, Pine cladding to the ceiling &

Bedroom No. 12

2.99m x 2.8m (9'10" x 9'2")

A double bedroom located to the rear of the property with an ensuite bathroom.

Ensuite Bathroom

1.39m x 1.36m (4'7" x 4'6")

With a fully tiled shower cubicle, Pine cladding to the ceiling & adjacent walls, fitted with a Triton electric shower & with a window to the rear elevation.

Bedroom No. 13

2.47m x 2.73m (8'1" x 9'0")

A double bedroom located to the rear of the property with an ensuite bathroom.

Ensuite Bathroom

1.22m x 1.77m (4'0" x 5'10")

With a fully tiled shower cubicle, Pine cladding to the ceiling & adjacent walls, fitted with a Triton electric shower & with a window to the rear elevation.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Annual Ratable Value: £10,250

This property falls within the geographical area of Hull City Council - 01482 300300.

<https://www.hullcc.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy or renew an existing tenancy agreement.

AGENTS NOTE

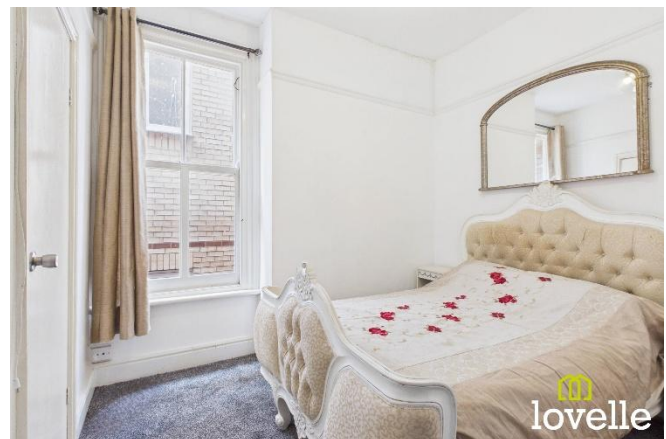
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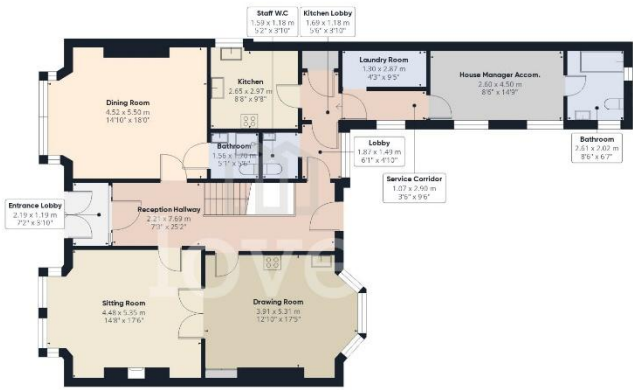
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Floor 2



Approximate total area¹⁾

290.5 m²
3126 ft²

Reduced headroom

2.6 m²
28 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

Calculations reference the RiCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

