



Avenues Court, Princes Avenue, Hull, HU5 3DJ

An exceptional versatile property with superb vistas over the historic Pearson park. This highly desirable property has so much to offer with living accommodation on 3 floors with a tastefully reconfigured ground floor which is currently operating as a luxury Air BnB. The studio apartment would be perfect as a lovely annex for teen or parents accommodation or for simply generating some extra income. It is not every day that a property of this calibre is offered for sale therefore discerning purchasers should not hesitate to view. The super smart, bright and spacious accommodation briefly comprises an entrance hall with staircase to the 1st floor with a pleasant dual aspect through lounge with a dining area. The well equipped kitchen has a modern range of units which are further complemented with integrated appliances and coordinating fixtures and fittings. To the 2nd floor there are 3 generously proportioned and aesthetically pleasing bedrooms and a bathroom with a modern suite. The ground floor features a further bedroom and the luxury studio apartment with a modern kitchen with integrated appliances and a shower room. Externally there is double off road parking to the rear and an enclosed garden to the front. Further the property benefits from double glazing, cavity insulation and a recently upgraded dual zone central heating system, improving comfort and energy efficiency. Internal viewing is not only highly recommended but is essential in order to appreciate the size, standard and potential of this 3 storey town house.

Key Features

5 BEDROOMS WITH SELF CONTAINED STUDIO

A SPACIOUS AND FLEXIBLE HOME

HIGHLY DESIRABLE AVENUES AREA

LOVELY VIEWS OVER PEARSON PARK

OFF ROAD PARKING

PRESENTED TO A HIGH STANDARD THROUGHOUT

MODERN TWO ZONE CENTRAL HEATING SYSTEM

GOOD EPC RATING

Location

Avenues Court is perfectly placed within a highly sought after residential conservation area with the historic Pearson park quite literally across the road. The Avenues also plays hosts to many events throughout the year creating a real sense of community. The area is well served with a wealth of local amenities with independent local traders and high street supermarkets, regular public transport connections, reputable schools, colleges and academies and the University of Hull is just around the corner along the neighbouring Cottingham Road. Other amenities include a Health Centre, Post Office and library. Princes Avenue extends through to Newland Avenue with a great choice of busy, well visited, multi cultural cafe bars and restaurants creating a lovely cosmopolitan vibe to the area, ideal for socialising with friends and family.

Property Description

Ground Floor

Entrance Porch - Tiled flooring.

Entrance Hall - Part glazed front entrance door.
With staircase off to the 1st floor.
Radiator.
Under stair storage.

Bedroom One - 11' 9" x 7' 8" (3.59m x 2.37m) Extremes to extremes.
Sealed unit double glazed window with aspect over the front garden area.
Built in book/storage shelving.
Radiator.

Studio Apartment -

Bedroom Two - 16' 0" x 11' 6" (4.89m x 3.52m) Extremes to extremes.
Currently forms the studio apartment with adjoining kitchen and shower room.
Double glazed French doors providing views and access to the rear patio seating area.
Classic style designer radiators.

Kitchen - 7' 4" x 6' 5" (2.26m x 1.98m) Extremes to extremes.
Sealed unit double glazed window with aspect over the rear of the property.
Range of low level base and drawer units with integrated fridge, hob and oven, housing for washing machine and finished with high gloss splashbacks.
Coordinating ceramic tiled flooring.
Radiator.

Shower Room - With a 3 piece suite comprising of shower enclosure with an electric shower, pedestal wash hand



basin and low flush W/C.
Contrasting tiled surround and coordinating slate tiled flooring.
Classic style designed radiator.

First Floor

Small Landing - With wood flooring.
Built in double storage cupboard with shelving which also doubles as walk in larder or utility space.

Lounge - 16' 0" x 15' 4" (4.9m x 4.7m) Into bay and narrowing to 3.76.
Deep bay window with aspect over the front garden area with lovely views over the historic Pearson Park.
Radiator.

Dining Area - 11' 8" x 9' 4" (3.57m x 2.85m) Extremes to extremes.
Sealed unit double glazed window with aspect over the rear garden area.
Radiator.

Kitchen - 9' 10" x 8' 1" (3.01m x 2.47m) Extremes to extremes.
Range of matching base, drawer and low level units.
Laminate work surface housing a ceramic 1 1/2 bowl, hob, oven extractor fan and stainless steel splashback surround and feature tiled wall.
Wall mounted combi boiler.
Radiator.

Second Floor

Landing - Wood flooring.
Airing cupboard.

Bedroom Three - 12' 9" x 11' 8" (3.89m x 3.58m) Extremes to extremes.
Sealed unit double glazed window with aspect over the rear of the property.
Open plan storage.
Radiator.

Bedroom Four - 12' 5" x 9' 5" (3.79m x 2.89m) To extremes plus door access.
Sealed unit double glazed window with aspect over the front garden area and vistas over Pearson Park.
Radiator.

Bedroom Five - 9' 4" x 6' 4" (2.87m x 1.94m) Extremes to extremes.
Currently used as home office.
Aspect to the front, sealed unit double glazed window and double slide robe storage cupboard.
Radiator.



Bathroom - With white 3 piece suite with a shower and glass screen over the bath. Contrasting tiled surround and coordinating ceramic tiled flooring.
Radiator.

Exterior

Outside - The front garden area is mainly laid to lawn with shaped borders and beds housing numerous established trees, plants, flowers and shrubs. The garden is enclosed with a high level timber perimeter fence, high level boundary fence with matching access gate.
Off road parking to the rear.

Council tax band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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