SYMONDS + GREENHAM

*Estate and Letting Agents*









# 80 Victoria Avenue, Hull, HU5 3DS
# Offers over £420,000

A TRULY EXCEPTIONAL FOUR-BEDROOM PERIOD HOME, WHERE TIMELESS CHARACTER MEETS BESPOKE LUXURY, FEATURING A STUNNING SOLID WOOD KITCHEN WITH ITALIAN MARBLE WORKTOPS, UNDERFLOOR HEATING, EXQUISITE DESIGNER INTERIORS, HUGE REAR GARDEN WITH POTENTIAL FOR OFF STREET PARKING AND A PRESTIGIOUS AVENUES LOCATION.

Nestled on the charming Victoria Avenue in Hull, this exquisite mid-terrace house offers a perfect blend of modern luxury and artistic flair. With four spacious bedrooms and two elegantly designed bathrooms this property is ideal for families or those seeking ample living space.

As you enter, you are greeted by two inviting reception rooms that provide a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The heart of the home is undoubtedly the beautifully crafted solid wood kitchen, which features unlacquered brass taps and a stunning copper sink by deVOL. The luxurious Italian Calacatta Vagil Oro marble worktops add a touch of sophistication, while the 22mm solid oak flooring, complete with underfloor heating, ensures comfort throughout the year. Adjacent to the kitchen, the laundry room features solid wood cabinetry and characterful encaustic tiles from Bert, enhancing the home's charm. The bathroom is a true sanctuary, showcasing a magnificent solid stone bathtub and exquisite solid brass fittings by Francone Bespoke Taps. The authentic handmade zellige tiles from Morocco create a beautiful combination of natural textures and artisanal craftsmanship, offering understated opulence. Each bedroom is individually designed, featuring exquisite hand-printed wallpapers from renowned designers such as Beata Heuman, Josef Frank, and Howe London. These artistic touches bring warmth and personality to every space, making each room a unique retreat.

The property is conveniently located near schools, colleges, and academies, with easy access to the University of Hull and excellent public transport links to Hull city centre.

## CENTRAL HEATING
The property has the benefit of gas central heating (not tested).

## COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band "D"

## DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

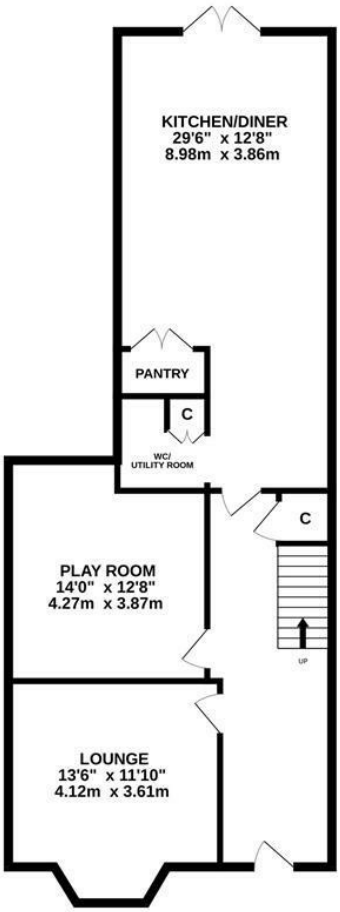
## DOUBLE GLAZING
The property has the benefit of double glazing.

## FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

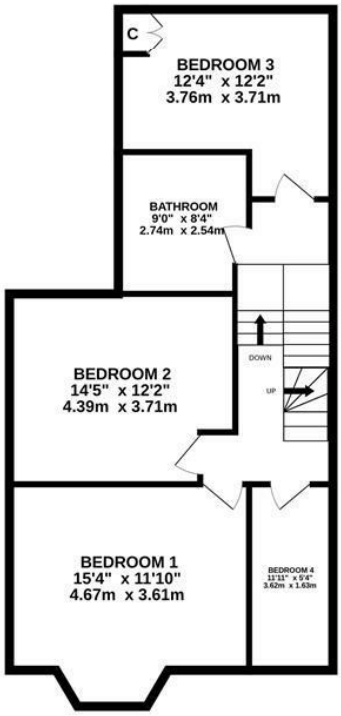
## TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

## VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

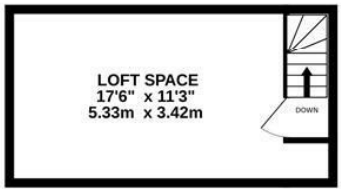
GROUND FLOOR



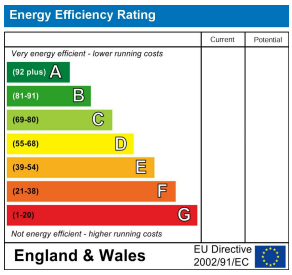

1ST FLOOR

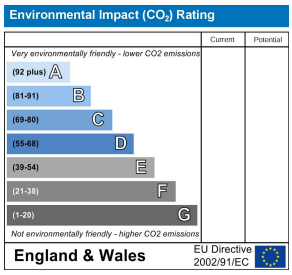


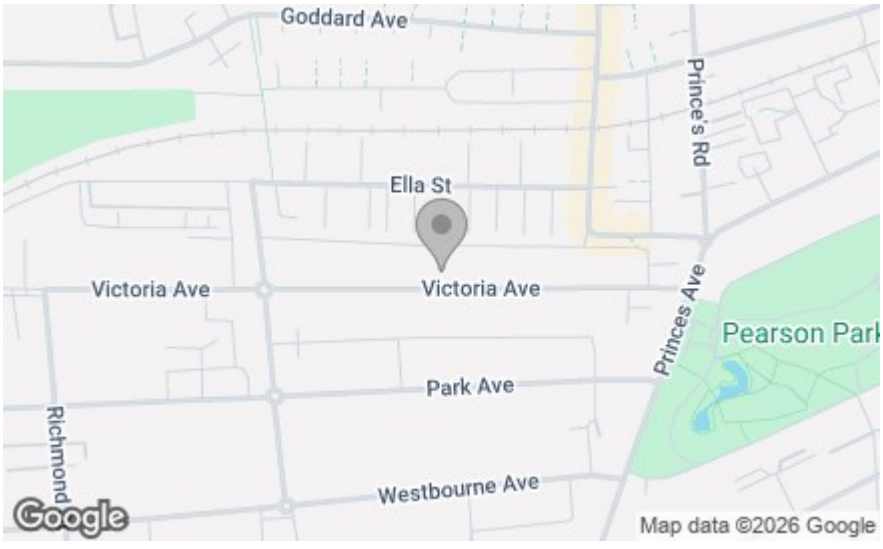

2ND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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