



Victoria Avenue, HULL, HU5 3EF

A highly desirable period property with many original features. The present owners have managed a successful blend of original together with modern day fixtures and fittings much needed for day to day living. This lovely property comprises of a welcoming entrance hall, cosy lounge with deep bay window and fireplace, a sympathetically restored rear sitting room or dining room with French doors leading out to a raised decking patio and an attractive fitted breakfast kitchen to include integrated appliances and tasteful coordinating fixtures and fittings. The kitchen also has French doors to the garden.

To the first floor there are 3 generously proportioned bedrooms and a family bathroom with a 3-piece suite with a shower over the bath and contrasting tiled surround. The master bedroom has been recently adapted to create a walk in wardrobe formerly an en-suite. A super addition to this property is a fixed staircase to a very spacious boarded loft. This is a great versatile space ideal for use as a home office, study or hobbies area. Double skylight windows bring lots of light into this versatile area.

Outside to the rear the garden is low maintenance with spacious double patio/seating areas. The garden is also laid to lawn. The front garden also creates a lovely approach to the property.

A truly fine example of an Avenues property. One not to be missed! Internal viewing is not only highly recommended but is essential in order to appreciate the size and standard of the accommodation on offer.

Key Features

PERIOD PROPERTY WITH ORIGINAL FEATURES

2 RECEPTION ROOMS

KITCHEN WITH INTEGRATED APPLIANCES

3 GOOD SIZED BEDROOMS

FIXED STAIRCASE TO BOARDED LOFT

DOUBLE GLAZING

GAS CENTRAL HEATING SYSTEM

MUST BE VIEWED

Location

This appealing property is perfectly located within a highly sought after leafy tree lined conservation area Victoria Avenue has a unique community spirit with many historic landmarks to include the recently installed Victoria Avenue fountain.

Other amenities include highly reputable schools, colleges and academies.

Along the neighbouring Chanterlands Avenue there is a great choice of local independent traders however, Hull city centre is just a short distance away.

Other local amenities include a post office, opticians, health centre and library.

The MKM stadium, Hull University and the Hull Royal Infirmary are just minutes away by car.

The historic Pearson Park and children's park is quite literally across the road from Victoria Avenue.

The Avenues also play host to many seasonal events throughout the year with a distinct cosmopolitan theme as there are busy, well visited and vibrant cafe bars and restaurants along Princes Avenue extending through to Newland Avenue.

All in all a great place to live and a great place to call home!

Property Description

Ground Floor

Entrance - Part glazed front entrance door with overhead screen window leading through to the entrance hall.

Entrance Hall - Spindle staircase off to the first floor.

Under stairs cloaks recess & meter cupboard.

Mid level dado rail.

Arched corbels.

Cornice.

Wall light point.

Radiator.

Solid panel wood flooring.

Lounge - 14' 3" x 12' 9" (4.35m x 3.9m) Extremes to extremes

Sash style bay window with aspect over the front garden area.

Fire place with open arch with a coal effect living flame gas fire inset and a tiled hearth.

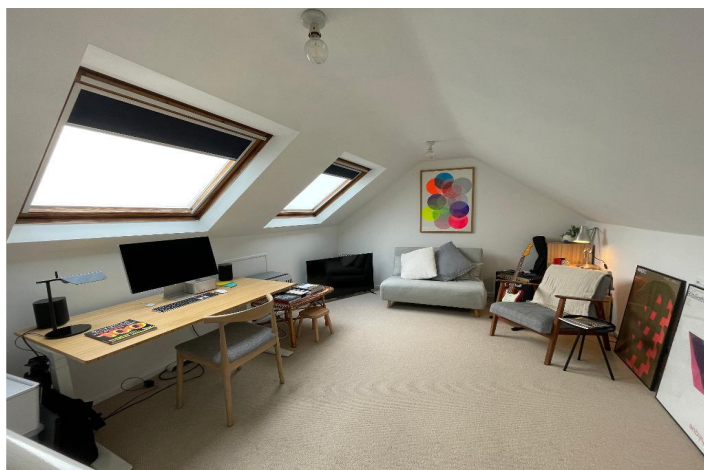
Cornice.

Radiators.

Solid panel wood flooring.

Rear Sitting Room/Dining Room - 14' 6" x 11' 7" (4.42m x 3.54m) Extremes to extremes.

Double glazed French doors with overhead screen windows and side screen windows provide views and access to the rear patio and gardens beyond.



Chimney breast with open niche for log burning stove fire with oak over mantle.

Built in open display shelving with low level storage.

Radiator.

Solid panel wood flooring.

Kitchen - 15' 11" x 8' 9" (4.86m x 2.69m) Extremes to extremes.

Double glazed window with aspect over the walled courtyard area and patio.

Double glazed French doors providing views and access to the rear patio and gardens beyond.

Range of matching base, drawer and wall mounted units with brushed steel effect handle detail. Coordinating roll edge laminate work surface housing a stainless steel hob, built in oven beneath and an extractor fan over with a marble effect brick effect tiled splash back surround.

Integrated dishwasher.

Integrated fridge/freezer.

A further work surface housing 1&1/2 bowl single drainer sink unit with a barrel tap swan neck mixer tap over also with a tiled brick effect splash back surround.

Matching built in breakfast bar.

Low level wine rack.

Plumbing for automatic washing machine.

Space for tumble dryer.

Recessed down lighting.

Laminate flooring.



First Floor

Landing - Split level.

Spindle rail enclosure and a fixed staircase off to the boarded loft space.

Mid level dado rail.

Bedroom One - 14' 10" x 14' 3" (4.54m x 4.35m) Extreme from front fitted wardrobes to extremes.

L-Shaped.

Sash bay window with aspect over the front garden area.

Twin double built in robes

Fire place with open grate for display purposes only with a tiled insert and hearth.

Fitted wardrobes with shelves and hanging space and matching overhead storage units.

Deep walk in wardrobe with recessed down lighting.

Coving.

Radiator.



Bedroom Two - 11' 10" x 12' 0" (3.63m x 3.68m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Ornate fireplace with over mantle and open display grate.

Hanging rail to the recesses.

Open display shelving.

Radiator.



Bedroom Three - 9' 3" x 8' 11" (2.82m x 2.73m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Radiator.

Bathroom - White 3-piece suite comprising of a panel bath with a chrome effect Victorian style flexi shower over and rain water shower head , pedestal wash hand basin and low flush W.C.

Contrasting tiled surround.

Chrome fittings to the sanitary ware.

Double glazed opaque window.

Chrome effect upright towel rail/radiator.

Second Floor

Boarded Loft Space - 13' 8" x 11' 3" (4.2m x 3.44m)

Extremes to extremes.

Twin double glazed Velux skylight windows.

Storage space to the eaves.

Power and light.

Exterior

Rear Garden - Outside to the rear is a full width tiered and raised decking patio/seating area.

The garden is also laid to lawn and there is a further paved patio inset to the rear boundary.

High level boundary fence with matching access gate.

High level walled perimeter.

External water supply.

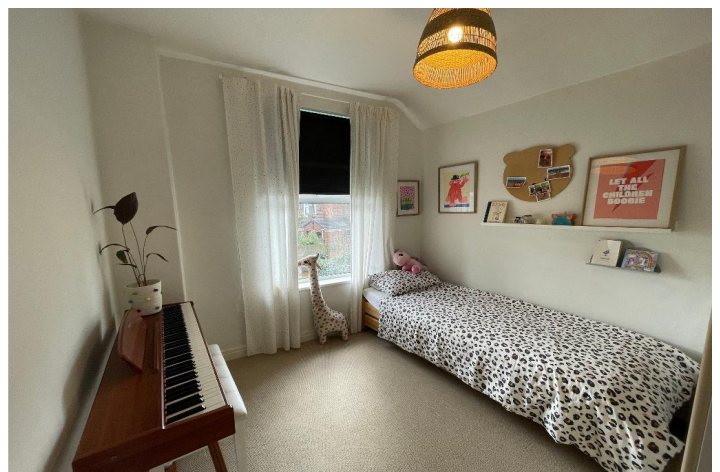
External lighting.

Front Garden - The front garden area is laid with numerous established ground covering plants, flowers and shrubs all enclosed with a cottage style timber perimeter boundary fence and matching access gate.

Council tax band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

