



4 Bed Detached House

£440,000



## Park Avenue, Hull, HU5 3EY

A truly desirable detached residence set within stunning gardens and presented to the highest standard throughout. Discerning purchaser cannot fail to be impressed with the size and the standard of the accommodation on offer. The property has been the subject of tasteful enhancement thus creating a move in to condition property both internally and externally. The property is a credit to the present owners who have managed a successful blend of the original features together with tasteful additional fixtures and fittings much needed for modern day living. The accommodation is arranged to 2 floors and briefly comprises of an impressive and spacious reception hall, a bay windowed lounge, generously proportioned rear sitting room, dining room with views over the rear garden, modern breakfast kitchen with space for informal dining. Also leading off from the reception hall is a ground floor cloaks/WC. To the 1st floor there are 4 aesthetically pleasing bedrooms with the main bedroom having an en-suite bathroom and a further family bathroom. Outside to the rear the gardens are magnificent, mainly laid to lawn with an impressive display of trees, plants, flowers and shrubs, rockery and shaped patio/seating area. A superb addition to the property is a very spacious triple garage. Additionally there is a gas central heating system and majority double glazing. With a host of additional features, too numerous to mention, a very special property, one not to be missed. Internal viewing is not only highly recommended but is essential!

## Key Features

A TRULY DESIRABLE PROPERTY

DETACHED PROPERTY

SPACIOUS RECEPTION HALL

MODERN BREAKFAST KITCHEN

LOUNGE, 2ND RECEPTION AND SUN ROOM

4 AESTHETICALLY PLEASING BEDROOMS

MAGNIFICENT REAR GARDEN

TRIPLE SPACIOUS GARAGE

## Location

Park Avenue is a most sought after leafy, tree lined avenue within this highly desirable conservation area. The 'Avenues' are surrounded with a wealth of local amenities and interesting historic landmarks. The area also plays host to many seasonal events throughout the year creating a lovely community spirit for the residents. Other amenities include a health centre, post office, library and opticians. For the growing family there is a great choice of reputable schools, colleges and academies. Regular public transport creates easy access to the city centre and surrounding areas. The Hull University and the Hull Royal Infirmary are just a short commute from the property. For those who enjoy entertaining and nights out etc. with family and friends there are many well visited vibrant and multi cultural restaurants and cafe bars to choose from along the neighbouring Princes Avenue. The historic Pearson park and childrens play park is just a short stroll from the property. All in all a very desirable place to live!

## Property Description

### Ground Floor

**Entrance** - Open arch entrance porch leading to front entrance door with stained glass and leaded detail inset and overhead screen window.

A further window sits adjacent to the front entrance door with views over the front garden area.

**Reception Hall** - Newel post and spindle turned staircase off to the 1st floor.

High level delph rack.

Panelled ceiling.

Radiator.

Ceramic flooring.

**Lounge** - 16' 0" x 14' 4" (4.88m x 4.37m) Extremes to extremes.

Sealed unit double glazed windows with aspect over the front garden area and a further double glazed window also with aspect over the front garden area.

Classic style radiator and further radiators.

Period fire surround with marble effect back and hearth.

Ceiling rose.

Cornice.

**Cloaks/WC** - With a 2 piece suite comprising of a pedestal wash hand basin and low flush WC.

Extra built in storage.

Wall mounted gas central heating boiler.

Recessed down lighting.

Radiator.

Double glazed opaque window.



### **2nd Reception Room - 30' 1" x 14' 3" (9.19m x 4.36m)**

Extremes to extremes and narrowing to 4.87m and 2.58m. Double glazed french doors with matching side screen windows providing views and access to the rear patios and garden beyond.

Ornate fireplace with marble effect back and hearth.

Fitted skylight window.

Wall light points.

Arched corbels.

Ceiling rose.

Radiators.



### **Kitchen - 13' 9" x 12' 4" (4.21m x 3.78m) Extremes to extremes.**

Double glazed windows with aspect over the rear garden area.

Range of matching base, drawer and wall mounted units with a laminate work surface housing a single drainer sink unit with a swan neck mixer tap over and a matching splash back surround.

Open niche which is a feature to the chimney breast.

Plumbing for automatic washing machine.

Space for tumble drier.

Space for cooker with funnel hood extractor fan over and a splash back surround.

Space for upright fridge freezer.

Space for breakfast table.

Karndean flooring.

Radiator.



### **Sun/Garden Room - 14' 11" x 9' 10" (4.57m x 3.02m)**

Extremes to extremes.

Multi paned door.

Dual aspect double glazed windows looking out over the rear courtyard, patio and garden area.

Feature arched glazed and etched window.

Radiator.

Rear entrance door.



## **First Floor**

**Landing** - Spindle rail enclosure.

Radiator.

**Bedroom 1 - 14' 4" x 13' 10" (4.39m x 4.23m) Extremes to extremes.**

Sealed unit double glazed windows with aspect over the rear garden area.

Built in drawers.

Radiator.

Coving.



**En-suite Bathroom** - With a 4 piece suite comprising of a panelled bath, walk in shower enclosure, pedestal wash hand basin and low flush WC, all with contrasting tiled surround.

Wall light point with shaver socket.

Heated towel rail.  
Double glazed opaque window.  
Radiator.

**Bedroom 2 - 16' 3" x 11' 8" (4.97m x 3.56m)** To extremes and from front of fitted wardrobes.

Sealed unit double glazed window with aspect over the front garden area.  
Full width range of fitted wardrobes with shelves, hanging space and matching overhead storage units.  
Further wardrobe also with overbed storage units, built in bedside cabinets.  
Radiator.  
Coving.



**Bedroom 3 - 14' 0" x 12' 2" (4.29m x 3.73m)** Extremes to extremes.  
Double glazed windows with aspect over the rear garden area.  
Radiator.

**Bedroom 4 - 11' 2" x 10' 4" (3.42m x 3.16m)** Extremes to extremes.  
Window with aspect over the front garden area.  
Built in storage cupboards with overhead storage space.  
Radiator.  
Cornice.



**Family Bathroom -** With a 3 piece suite comprising of a panelled bath with chrome flexi shower and bi-fold concertina shower screen, built in vanity wash hand basin with storage space beneath and low flush WC.  
Chrome fittings to the sanitary ware.  
Contrasting tiled surround with mosaic effect tiled detail inset.  
Wall light point.  
Radiator.  
Recess down lighting.  
Coordinating ceramic tiled flooring.  
Double glazed window.



## Exterior

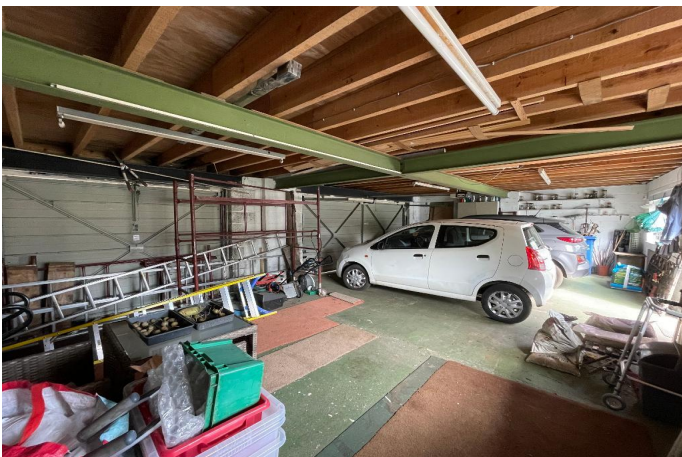
**Outside -** To the rear is a walled courtyard area with raised flower and shrub borders. There is private access along the side elevation to the front garden. There is also a shaped patio/seating area with raised dwarf wall for flowers and shrubs. The garden is also mainly laid to lawn with well stocked borders and beds housing numerous established fruit bushes, trees, plants, flowers and shrubs. There is also a water feature and rockery with evergreen fir shrubs and plants inset. A rose arch leads to a further garden area which is also mainly laid to lawn with well stocked borders and beds. A greenhouse is inset to the rear boundary and a full width triple garage with double doors conveniently situated from the main garden area. The garage has an up



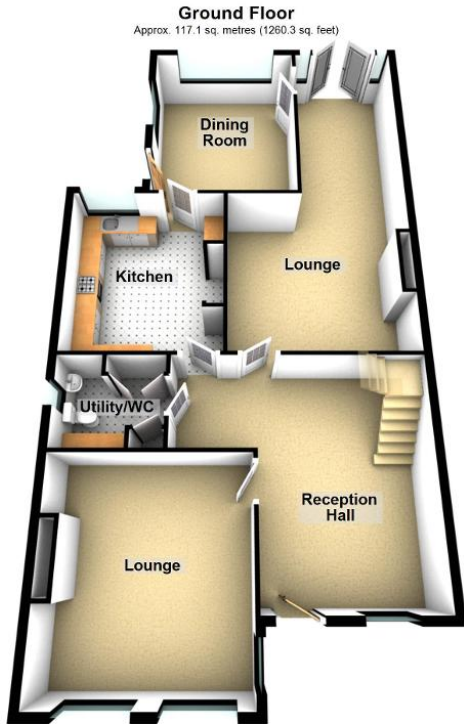
and over door, power and light.

**Council tax band: E**

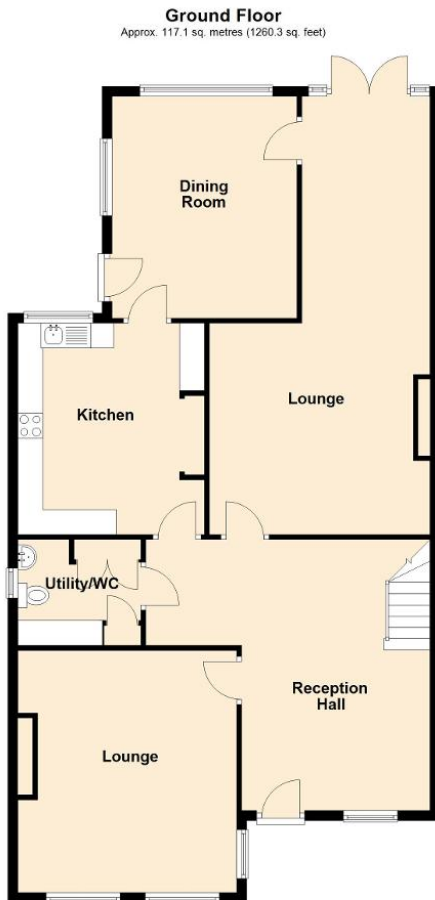
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Total area: approx. 215.0 sq. metres (2314.1 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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