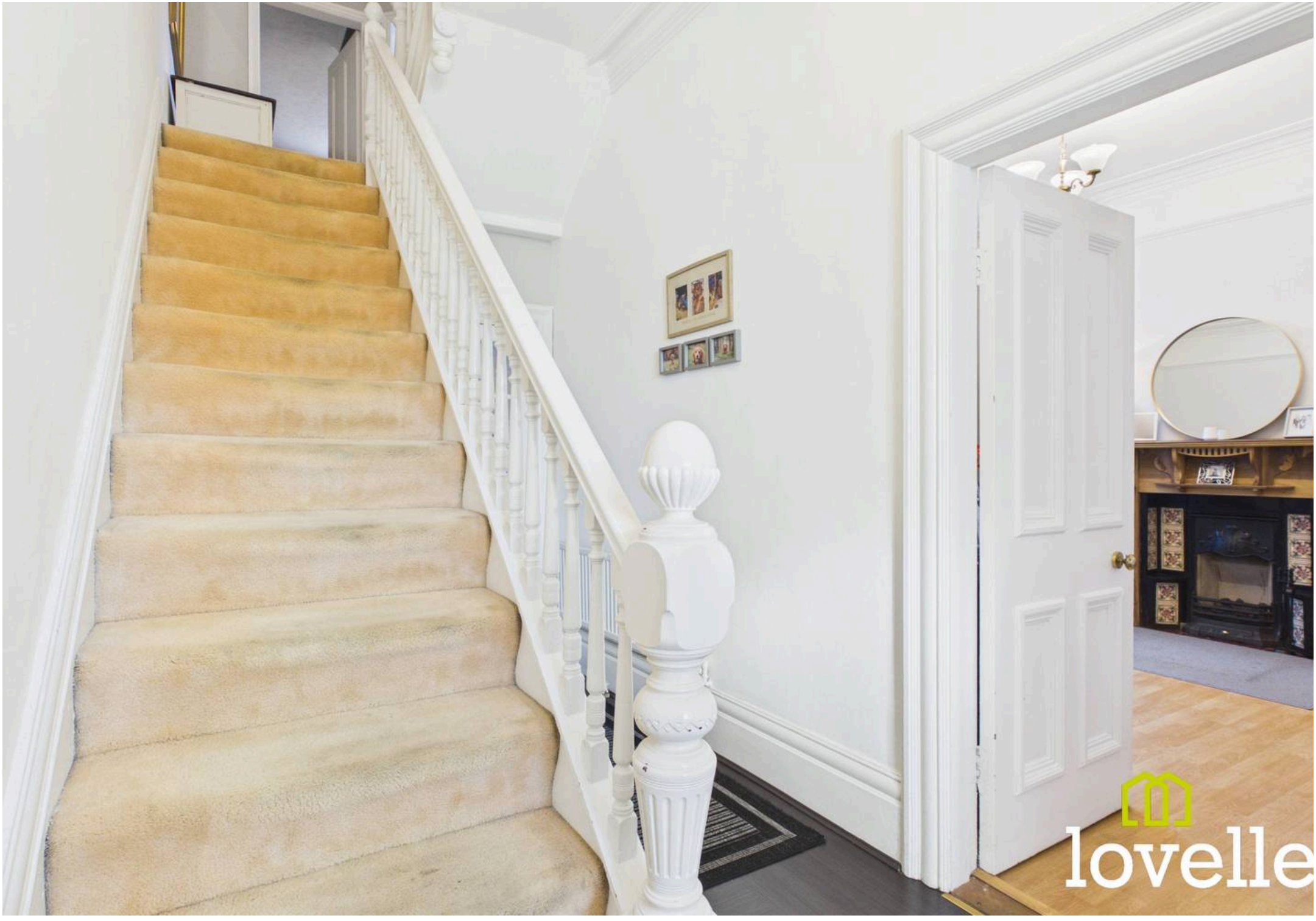


No. 8 Hamlyn Avenue

Kingston Upon Hull

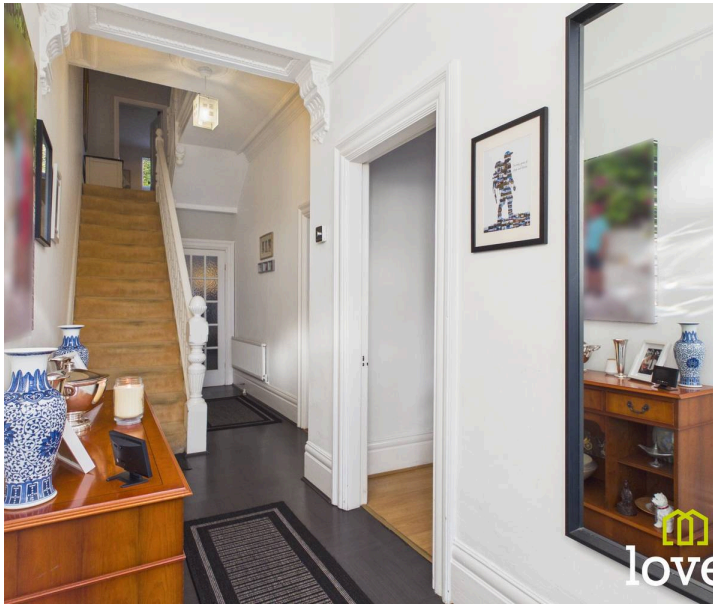
In Excess of £240,000

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No. 8 Hamlyn Avenue

Kingston Upon Hull

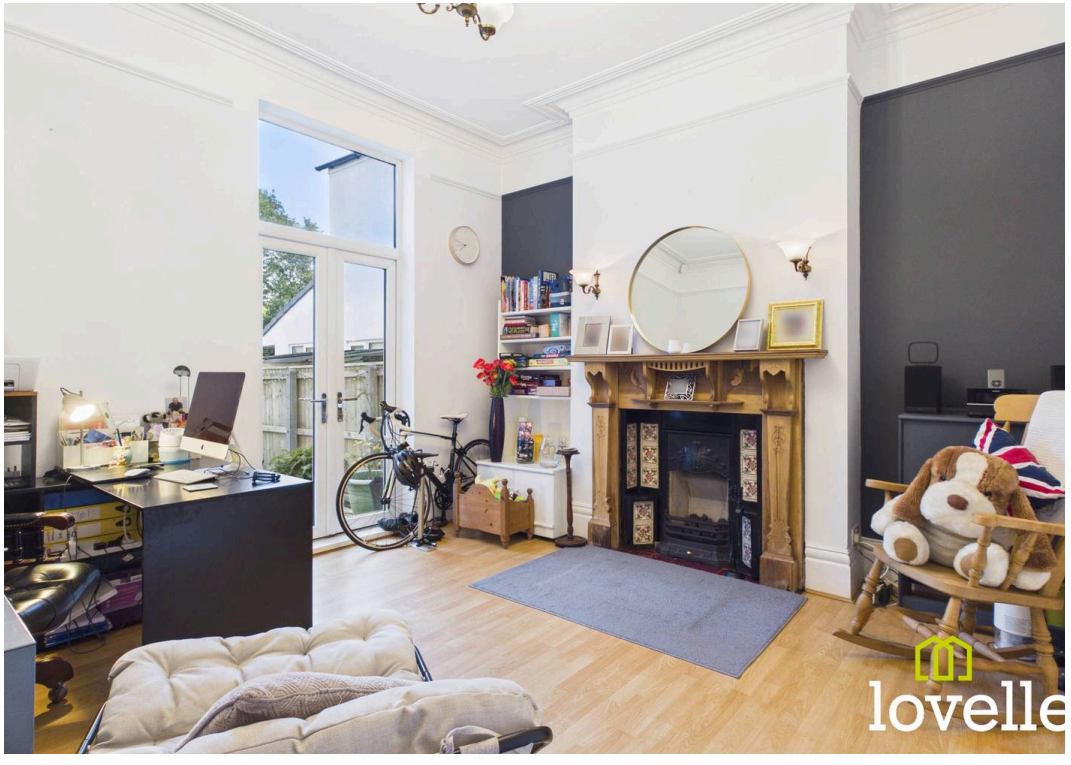
Step inside this beautifully presented period property & discover a home that captures the essence of timeless elegance, blended with modern comfort. The grand reception rooms are flooded with natural daylight, showcasing exquisite period features such as ornate cornicing, high ceilings & original fireplaces. Every room has been thoughtfully renovated & upgraded ensuring a seamless blend of classic charm & contemporary style. The heart of the home is the wonderfully spacious kitchen living room, a perfect space for family gatherings & entertaining guests. Recently refreshed & finished to a high standard, with quality fittings & ample room for dining & relaxation around the wonderful log burning stove. The fully double glazed windows throughout the property ensure warmth & tranquillity, while the ensuite bathroom provides a luxurious private retreat.

Situated close to several reputable schools & the thriving, local Anlaby Road shopping area, this home offers an enviable lifestyle for families or professionals seeking convenience & comfort.

- Close to several Schools
- Close to Local Shopping Area
- Major renovation & upgrade works recently completed
- Ensuite Bathoom
- Fabulous Period Features
- Grand Reception Rooms
- Wonderfully Spacious Kitchen Living Room
- Beautifully Presented Throughout
- Spacious Private Garden
- Fully Double Glazed


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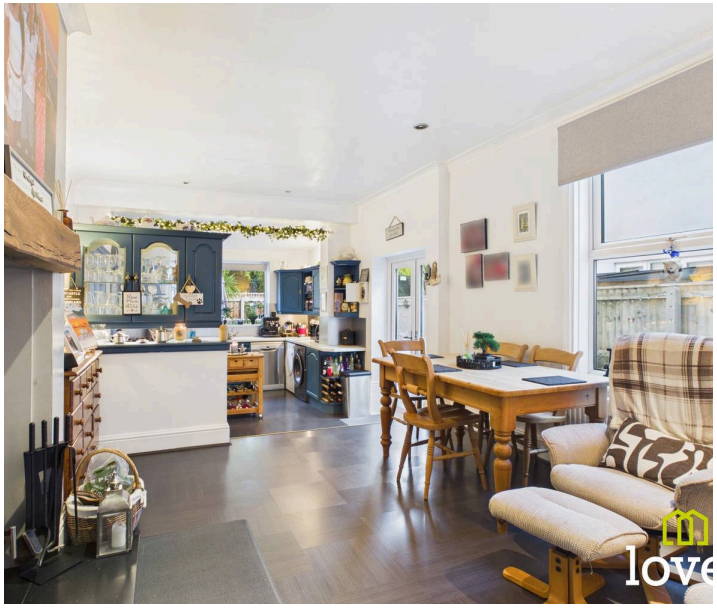
Entrance Hallway
23' 7" x 6' 4" (7.18m x 1.93m)
A superb entrance hallway with impressively detailed corbels & an intricately carved newel post, a sweeping staircase leads to the first floor accommodation, there is understairs storage within a panelled cupboard & central heating radiators. A neutral colour palette compliments the wood-effect flooring, while period architrave & skirtings frame the Edwardian doors leading to the large reception rooms.

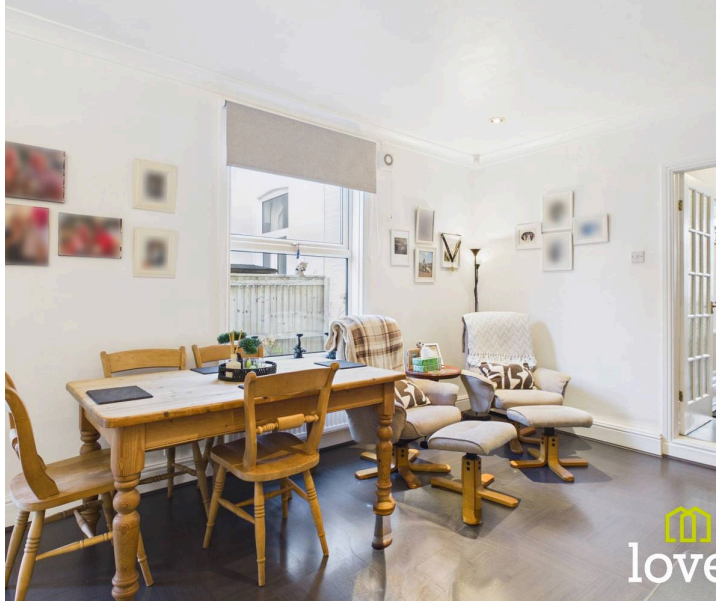
Sitting Room
14' 10" x 16' 1" (4.53m x 4.89m)
A stunning reception room to the front of the property with a vastly high ceiling &a large walk-in bay window which floods the room in natural light. There is a feature fireplace & the original picture rail, plasterwork cornicing, ceiling rose & 12" skirting have all been retained. The neutral décor & wood effect flooring continues from the hallway & there is a central heating radiator.

Dining Room
13' 5" x 12' 10" (4.09m x 3.90m)
A grand & spacious reception room bursting with Edwardian features including a period fireplace, imposing plasterwork detail to the ceiling, a picture rail & 12" skirting. The modern décor makes this a calm & inviting room, the double French doors which lead out to the terrace patio & garden beyond flood the room with daylight.

Understairs Store
4' 4" x 2' 11" (1.31m x 0.88m)
A spacious walk-in storage cupboard with lighting, the smart gas & electric meters & electrical consumer unit are located in here & there is ample space for cloak & shoe storage.







Living Dining & Kitchen
29' 1" x 11' 11" (8.87m x 3.63m)
A fabulously versatile room offering the ultimate entertaining area for large groups of family & friends alike. In the kitchen area is a vast range of stylish wall & base units, under & above cupboard lighting & swathes of worksurface area for food preparation & benefitting from a full refresh in 2023. Integrated appliances include a gas-on-glass hob, an electric double oven, under-counter fridge & under-counter freezer. Into the wonderful dining & seating area & you are warmed by the Portway log burning stove, installed in 2023 & serviced annually since. Double French doors lead out to a terraced patio & the garden, light flows through this room from the triple-aspect windows & glazed doors.

Split-level Landing
20' 6" x 6' 6" (6.24m x 1.99m)
A large split level landing area leading to 3 double bedrooms, a generous single bedroom & the family bathroom, all behind original Edwardian Pitch Pine doors. A galleried balustrade is the central feature of the room & a celling hatch provides access to the large loft storage area.

Bedroom No. 1
16' 2" x 10' 11" (4.94m x 3.33m)
A bright & spacious principal bedroom with a walk-in bay window to the front elevation, full height built in wardrobes & boasting a fabulous ensuite bathroom.

Ensuite Bathroom
5' 2" x 6' 1" (1.57m x 1.86m)
Installed in 2023 & offering a luxurious feel, there is 3 piece suite including a large corner cubicle with dual-head thermostatic shower, a close-coupled W.C, a wash basin set within a vanity cupboard with a large mirror over, a heated towel rail & extraction.













Bedroom No. 2
12' 2" x 12' 10" (3.70m x 3.91m)
A bedroom of generous proportions & period features including the Edwardian wall closet, an imposing fire surround with a cast iron insert, original skirting & picture rail. A large window to the rear elevation floods this bedroom in daylight, the room is laid to carpet & there is a central heating radiator.

Bedroom No. 3
12' 0" x 10' 5" (3.67m x 3.18m)
A large double bedroom located to the very rear of the property with a window to the rear elevation, laid to carpet & with a central heating radiator.

Family Bathroom
7' 4" x 8' 7" (2.24m x 2.61m)
A fully tiled bathroom with a 3 piece suite comprising of a Jacuzzi bathtub, pedestal wash basin & a close-coupled W.C. The suite & fittings are of a period style with Brass fittings & decorative tiling. There is a heated towel rail, period door furniture remains & there is access to a walk-in laundry & boiler cupboard.

Step outside & you will find a spacious, private garden designed for both practicality & relaxation. The main area is laid to attractive block paving complemented by a gravelled & paved area adjacent to the house & leading from the two sets of double French doors, ideal for outdoor dining or summer barbeques. High-level timber fencing surrounds the garden, offering both privacy & security, while pedestrian access leads to a secure ten foot at the rear. The garden features a raised bed filled with mature planting, & a picturesque backdrop of mature trees beyond the rear fence.
To the front, a small paved garden is set behind a decorative brick wall creating a handsome façade onto Hamlyn Avenue.







This property has been in the same family ownership for the past 22 years & has benefitted from an extensive programme of upgrades & continued meticulous maintenance. There is a significant list of completed works which will reassure any new owner of the love & care that has been bestowed on this wonderful family home, providing a perfect mix of period charm & elegance next to modern comforts.



Rear Garden

A spacious private garden laid to block paving in the main & with a gravelled & paved area adjacent the house. There is high-level timber fencing providing privacy & security, pedestrian access is to a secure ten foot to the rear. There is a raised bed with mature planting, two garden sheds & a backdrop of mature trees beyond the rear fence, a perfectly private & well appointed garden to entertain friends & family or relax al fresco.

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Front Garden

A small paved garden set behind a decorative brick wall, topped with iron railings & with an Iron pedestrian gate out to Hamlyn Avenue.

Council Tax band: B

Tenure: Freehold



Floor 0

Approximate total area(1)
78.7 m²
847 ft²

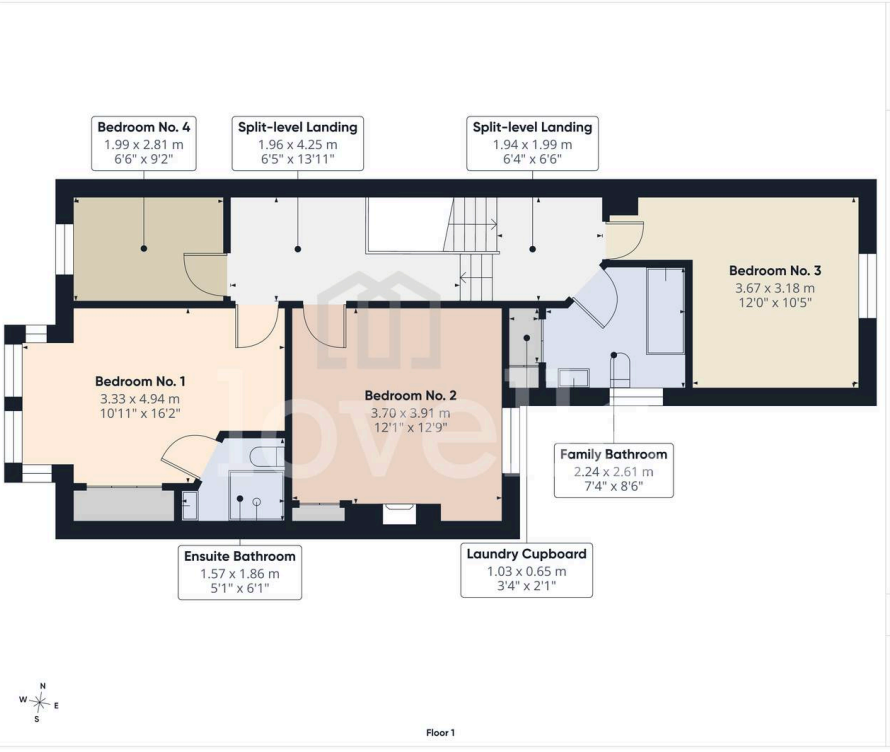
Reduced headroom
0.1 m²
1 ft²

(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.

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Floor 1

Approximate total area(1)
70 m²
752 ft²

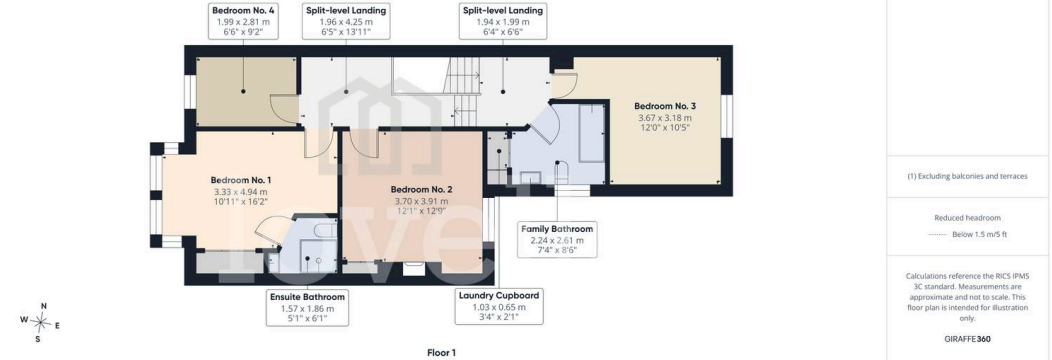
(1) Excluding balconies and terraces

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

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Floor 0



Floor 1

Approximate total area(1)
148.7 m²
1599 ft²

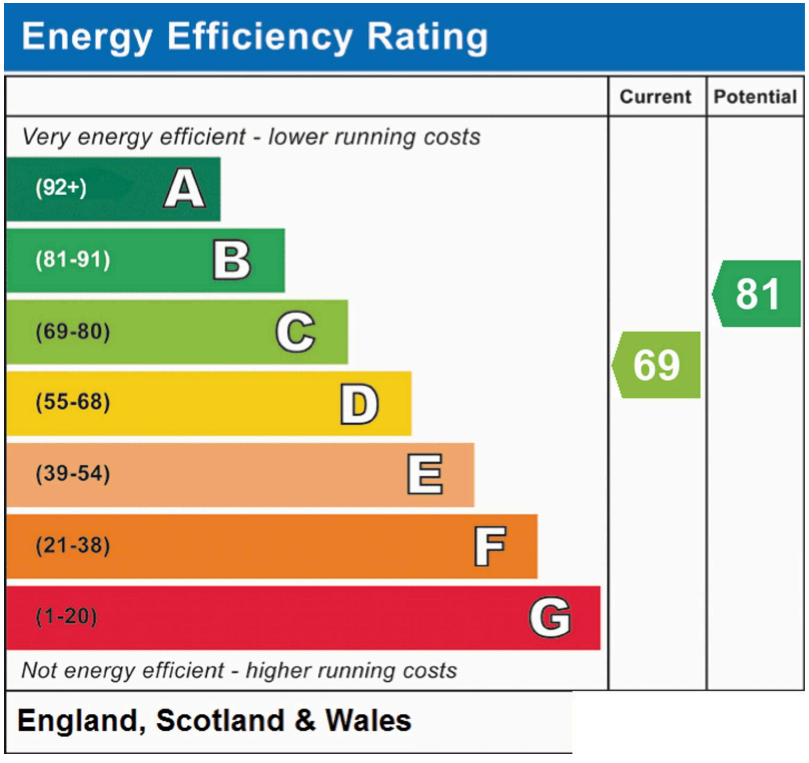
Reduced headroom
0.1 m²
1 ft²

(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.

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VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, please find contact number on the last page on the particulars. 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.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our branch to book in with our mortgage advisor.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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 https://www.lovelle.co.uk/privacy-policy/ 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.

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.



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