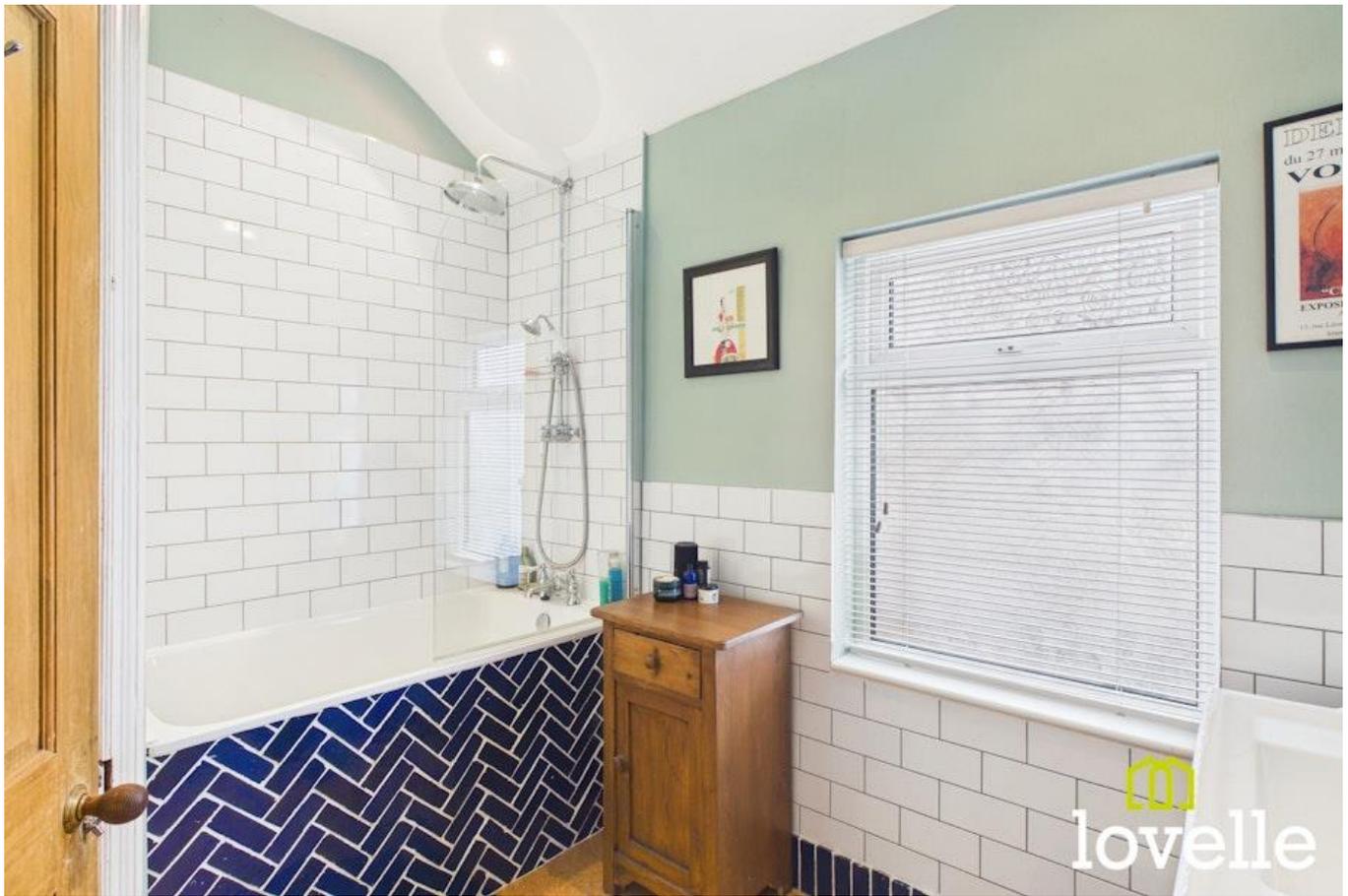




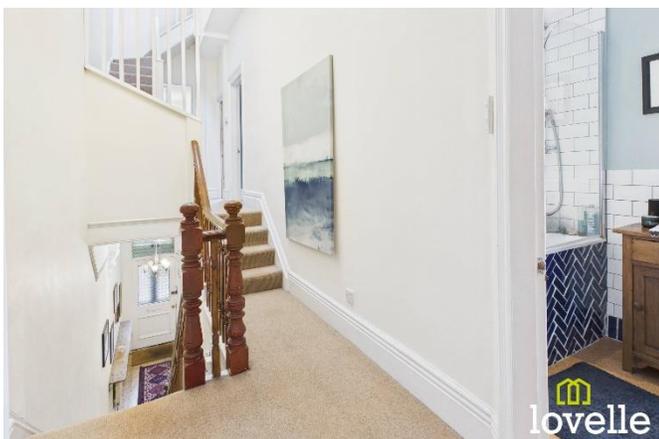
Marlborough Avenue, Kingston Upon Hull  
Asking Price £350,000





## KEY FEATURES

- Avenues Property
- Three Storey Living
- Period Terrace House
- Five Bedrooms
- Private South-Facing Garden
- Victorian Period Features
- Excellent Transport Links
- Desirable Avenues Location
- Fully Double Glazed
- Large Entertaining Kitchen
- EPC rating D



## DESCRIPTION

We are delighted to bring to the market this stunning Victorian family home! This gorgeous house retains many of its period features and its formality, with generous rooms and high ceilings. This property is offering all of the charm of period living in a beautiful family residence but conveniently located close to Hulls cosmopolitan Princes Avenue.

Welcoming you to the property is the Victorian-style iron fencing, flanking the path to the Porchway which retains the period wall tiling and original entrance door, all setting the theme for what you are about to experience throughout the building.

The generous Entrance Hallway retains the original Pitch Pine panelled doors which lead you to the formal sitting room, the dining room and the large entertaining kitchen diner, look up and you are greeted by Victorian plasterwork corbels and a timber picture rail moulding. Original timber skirting and architrave still remain as does the Victorian staircase, all creating the period feel.

Into the large sitting room you are immediately drawn to the grandeur of the bay window which has been replaced with double glazed units to the original design, blending the efficiency of new double-glazed units with the elegance of the original Victorian style, a feature which floods the room with natural daylight. The dramatically high ceiling, bold fire surround and decorative tiled cast-iron insert lend themselves to either full Victorian decor renaissance or to a modern theme with a nod to the history of the house, as is the current style.

As you leave the Hallway into the dining room you are immediately drawn to the natural light which floods in through the full-height double French doors into the garden. There is a feature fireplace which sits a-top a tiled hearth, the room proportions are generous and the ceiling height is circa 11ft, an 8 or even 10-seater dining table could be comfortably accommodated in this room.

Onto the large kitchen-dining-living room to the rear of the property, this is a wonderfully light and airy room with a bay window, double French doors and dual aspect windows providing views across the South-Facing private garden. The modern kitchen offers a range of floor and wall units all finished in Country Cream High-Gloss with contrasting solid Beech work surfaces. Equipped with a Rangemaster Gas Range, extraction above. An integrated dishwasher, washing machine and double sink with drainer all set into a generous central Island with breakfast bar seating.

Access to the garden is through the double French doors leading from the living area, the Worcester Bosch Greenstar combination boiler is also located in this room for easy access by service Engineers. This is a fabulous, versatile and sun-drenched room, perfect for entertaining large groups of friends or family.

As you head up the wide staircase you are treated to a spacious, split-level landing area, flooded in natural daylight from the recently installed VELUX roof light and the Victorian, Stained-glass skylight. Three double bedrooms, and a Single bedroom, a recently installed family bathroom and a fully converted loft bedroom are accessed from this landing area. The hand-turned balustrade, pitch pine panelled doors, skirting and dado rail continue the Victorian architectural styling.

The Family bathroom is a spacious and light area, there is a hugely-deep tub bath with shower over with directional and rainfall showers, a large storage unit houses the basin with mixer-tap, there is a heated vanity mirror and stylish brick tiles are half-tiled up the walls and to the ceiling within the shower area. Double glazed, obscured glass widows, excellent lighting provision and an elegant Cork tiled floor all make for a modern bathroom experience.

Bedroom No. 1 is a generously sized room which shares the same grand bay window as the Sitting room below. Victorian features continue in this grand room from the plasterwork corning to the pitch pine skirting and floorboards and the wall closets either side of the chimney breast, spending time in this room at any time of the day is a joy! This Principal bedroom benefits from an ensuite bathroom, also to the front of the property.

Within the ensuite the walls are mainly tiled in a warm Travertine, there is a large walk-in shower cubicle with Thermostatic mixer, a high-gloss base unit houses the close-coupled W.C and large wash basin with Chrome mixer tap. There is a mirrored vanity cupboard, extraction over the shower and a large window which floods this bathroom in natural daylight.



Bedroom No. 2 is bursting with Victorian Charm offering the original timber skirting, plasterwork corning to the ceiling and built-in closet all remain, there is a high ceiling, a large uPVC double glazed window, all making this a light and airy room at the heart of the house.

Bedroom No. 3 is a comfortable single, currently used as a home office, there is an East-facing uPVC double glazed bay window, which provides views across the rear garden and the original skirting and architrave frames the room.

Bedroom No. 4 is a further generous double bedroom with a large South-Facing window providing views across the private garden.

The large loft has been professionally converted into a fifth bedroom, completed in compliance with full building regulations in 2022, this bedroom is accessed by a fixed staircase leading up to a landing area. There is ample eaves storage, natural Pine flooring and an impressive VELUX Balcony Window offering views across Hulls' Victorian roofscape.

The rear garden is mainly laid to lawn with a series of borders and carefully chosen, mature planting, including all manner of fruity trees and bushes. To the rear of the garden is a timber shed and log store. There is a York Stone terraced area which is accessed directly from the Dining room or Kitchen-living room, a perfectly private area to sit and enjoy the outdoors, from this terrace is a gate which leads to a shared passageway to the front of the property and out onto Marlborough Avenue .

Do not delay in arranging your viewing of this stunning family property, enviably located in the heart of Hulls Avenues Conservation area. Gorgeous living space set in a stunning period building, this five-bedroom house offers a beautiful reception rooms, a contemporary kitchen and a very sought-after location!



## PARTICULARS OF SALE

### Entrance Hallway

6.89m x 1.76m (22'7" x 5'10")

A wide reception hall with many Victorian features, full of natural daylight through the original stained & leaded glass Skylight, making for an impressive and imposing entrance to this property.

### Sitting Room

4.51m x 3.7m (14'10" x 12'1")

A grand, North-facing reception room, flooded with natural daylight through the vast bay window. High ceilings and impressive fireplace fill this room with period character.

### Dining Room

3.92m x 3.2m (12'11" x 10'6")

A fabulous entertaining area filled with Victorian grandeur and generous proportions. This is fabulously versatile room, flooded with natural daylight and leading onto a wonderful terraced outdoor area.

### Kitchen Living Room

9.88m x 3.33m (32'5" x 10'11")

A vast and contemporary room, the kitchen area offers a series of base and wall units in high-gloss, contrasting solid Beech work surfaces, a large range cooker with extraction and integrated appliances. The living and dining area is flooded with daylight with large windows and double French doors onto the garden and terrace.

### Bedroom No. 1

4.52m x 3.52m (14'10" x 11'6")

An impressive bedroom with a huge bay window, original characterful interior features including convenient wardrobe storage and access to an ensuite bathroom.

### Ensuite Bathroom

2.6m x 1.38m (8'6" x 4'6")

A partially-tiled bathroom with a walk-in shower cubicle, close-coupled W.C, wash basin with mixer tap and large uPVC window to the front elevation.

### Bedroom No. 2

3.97m x 3.45m (13'0" x 11'4")

A bright and welcoming large second bedroom, boasting many period features including an Victorian wall closet, plasterwork cornicing and original timberwork. A tall, double-glazed window floods the room with daylight.

### Bedroom No. 3

2.8m x 2.31m (9'2" x 7'7")

A single bedroom cum home office, with views over the rear garden through a uPVC double glazed window.

### Bedroom No. 4

3.98m x 3.43m (13'1" x 11'4")

A generous double bedroom with many original features including timber skirting, architrave and large uPVC window with views across the rear garden.



### Family Bathroom

2.91m x 2.26m (9'6" x 7'4")

A bright and very well-equipped bathroom, offering a stunning TUB style bath with shower over, both rainwater and directional shower heads. Many other state-of-the-art fittings, excellent lighting and beautiful tiling make this bathroom a pleasure to spend time in, floor-to-ceiling wall tiling in the shower area add to the contemporary feel of this room.

### Landing

A grand and elegant split-level room, providing access to the five well-proportioned bedrooms, the family bathroom and a vast boarded loft, retaining many period features.

### Bedroom No. 5

4.15m x 4.98m (13'7" x 16'4")

A sun-drenched loft room, converted to a generous double bedroom with full planning and building regulation approval. A large VELUX Balcony window offers views across the Victorian roof tops of the Avenues.

### Grounds

To the rear of the property is a large, South-Facing private garden, mainly laid to lawn and with mature planted borders and a York stone terrace patio area. There is pedestrian access to the front of the property. To the front of the property is a formal garden, offering manicured hedging and mature planting with a Victorian-style, iron railing fence flanking the pathway to the double porch doors.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: D

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

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.

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## 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 <http://www.lovelleestateagency.co.uk/privacy-policy.php> 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.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

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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## 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.

## A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS



Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

166.2 m<sup>2</sup>

1789 ft<sup>2</sup>

Reduced headroom

10.2 m<sup>2</sup>

109 ft<sup>2</sup>

(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.

GIRAFFE360

MAP

