

## 5 Bedroom Terraced House

Park Avenue, HULL, HU5 3ET

Offers Over

**£399,950**



- MAGNIFICENT PERIOD PROPERTY • MANY ORIGINAL FEATURES • SPACIOUS ENTRANCE HALL • 4 RECEPTION ROOMS • GF SHOWER ROOM & FF BATHROOM • 5 BEDROOMS • SUPERB REAR GARDEN • DOUBLE GARAGE WITH AUTOMATED DOORS • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING





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**£399,950**

This highly desirable period residence has everything one would wish for in an Avenues property.

The property has been the subject of many tasteful and stylish improvements by the present owners, thus creating a very special move into condition property, a perfect blend of original features with useful additional fixtures and fittings much needed for practical day-to-day living.

Internal viewing is not only highly recommended, but is essential in order to appreciate the size and standard of the accommodation on offer.

The internal accommodation is arranged to 2 floors with superb, generously proportioned and aesthetically pleasing accommodation comprising of an entrance porch, entrance hall, lounge with bay window and period fireplace, rear sitting room or formal dining room, breakfast room, modern fitted kitchen with bifold doors and sofa area and a separate shower room is also placed to the ground floor.

To the first floor, there are 5 bedrooms and a family bathroom.

Outside there are impressive, mature gardens with a lovely display of trees, plants, flowers and shrubs.

Conveniently situated within the rear boundary is a double garage with automated roller shutter doors.



## Location

The property is perfectly placed within this highly prestigious conservation area. A unique sought after leafy residential area surrounded with many interesting historic landmarks to include the recently installed Victorian style fountain.

There are many amenities which are conveniently situated either within walking distance or a short commute from the property.

There are interesting local shopping centres, public transport connections, doctors surgeries, health centres, a post office and a library.

Reputable schools, colleges and academies and the University of Hull are just a short distance from the property.

For those wishing to spend quality leisure time with family and friends, there are many well visited multicultural cafe bars and restaurants along the neighbouring Princes Avenue extending through to Newland Avenue.

A true community spirit and a great place to live!

## Property Description

### Ground Floor

**Entrance** - Sealed unit, double glazed French doors with overhead screen window leading through to an entrance porch..

**Entrance Porch** - Partial original tiling to the walls. Part glazed front entrance door with matching side screen and overhead screen windows lead through to the entrance hall..

**Entrance Hall** - Newel post and spindle staircase off to the first floor.

Under stairs cloaks recess and meter cupboard.

Arched corbels.

Ceiling rose.

Cornice.

Radiator.

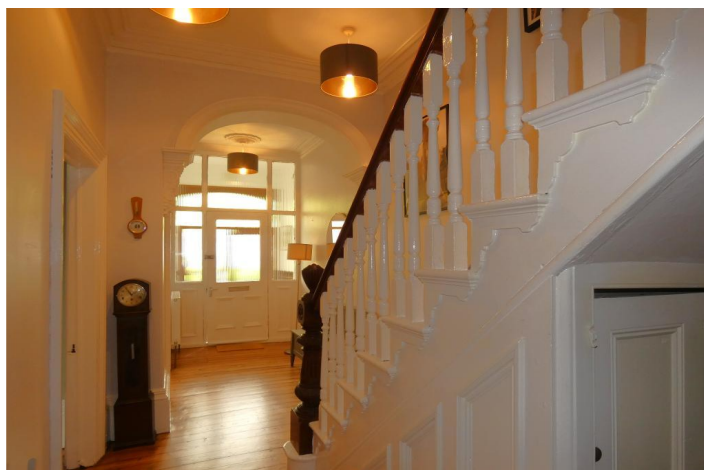
Solid panel wood flooring.

**Lounge** - 16' 3" x 15' 11" (4.97m x 4.86m) Extremes to extremes.

With double opening doors to the rear sitting room or dining room.

Double glazed sash style windows with aspect over the front garden area.

Period fireplace with ornate canopied open grate for coal effect living flame gas fire with a tiled insert and



hearth.  
 Wall light points.  
 High level picture rail.  
 Ceiling rose.  
 Cornice.  
 Radiator.  
 Solid panel wood flooring.

**Rear Sitting Room/Dining Room - 15' 1" x 13' 3" (4.61m x 4.04m)** Extremes to extremes.

Double glazed French doors with matching side screen and overhead screen windows providing views and access to the rear courtyard and gardens beyond.  
 Period fireplace with canopied open grate for coal effect living flame gas fire also with a tiled insert and hearth.  
 Wall light points.  
 High level picture rail.  
 Ceiling rose.  
 Cornice.  
 Radiator.  
 Solid panel wood flooring.



**Inner Hall -** Double glazed rear entrance door and overhead screen window.  
 Cloaks area.  
 Built in storage/meter cupboard.  
 Radiator.  
 Oak effect panel flooring.

**Breakfast Room - 13' 10" x 13' 8" (4.24m x 4.17m)**

Extremes to extremes.  
 Double glazed angled bay window with aspect over the rear courtyard garden.  
 Chimney breast with niche for a log burning stove fire set upon a rustic brick hearth.  
 Built in storage cupboard with low level storage unit and built in drawer unit.  
 Radiator.  
 Oak effect panel flooring.  
 French glazed doors lead through to the kitchen.



**Kitchen - 22' 6" x 13' 1" (6.86m x 3.99m)** Extremes to extremes.

Double glazed French doors providing views and access to the rear courtyard area and triple bifold doors also providing views and access to the rear patio and gardens.  
 Range of matching base, drawer and wall mounted units.  
 Solid wood work surface housing a ceramic 1&1/2 bowl single drainer sink unit with a swan neck mixer tap over and a contrasting tiled splash back surround.





Space for a range style cooker with a stainless steel  
funnel hood extractor fan over and a glazed splash back surround.  
Matching glazed display cabinets.  
Open display plate rack and open display unit above.  
A further island/breakfast bar with solid wood work surface and open display shelving is built into the kitchen.  
Classic style radiators.  
Recessed down lighting.  
Wall mounted gas central heating boiler.  
Integrated dishwasher.  
Integrated fridge and freezer.  
Herring bone parquet style block flooring.

**Shower Room** - 3-piece suite comprising of a separate shower enclosure, built in vanity wash hand basin with storage space beneath and a tiled splash back surround and low flush W.C.  
Double glazed opaque window.  
Chrome fittings to the sanitary ware.  
Extractor fan.  
Recessed down lighting.  
Radiator.  
Herring bone parquet style block flooring.

## First Floor

**Landing** - Spindle rail enclosure.  
Fitted skylight window.  
Radiator.

**Bedroom One** - 15' 10" x 15' 8" (4.83m x 4.8m) Extremes to extremes.  
Double glazed sash style angled bay window with aspect over the front garden area.  
Fireplace with canopied open grate for display purposes only with a tiled insert and hearth.  
Built in double robe.  
High level picture rail.  
Cornice.  
Solid panel wood flooring.

**Bedroom Two** - 15' 10" x 13' 5" (4.83m x 4.11m) Extremes to extremes plus recess.  
Double glazed window with aspect over the rear garden area.  
Built in double robe.  
Fireplace with canopied open grate for display purposes only with tiled insert and hearth.  
High level picture rail.  
Radiator.  
Solid panel wood flooring.

**Bedroom Three** - 13' 8" x 13' 3" (4.18m x 4.06m) Extremes to extremes.  
Double glazed French door bay with aspect over the balcony and garden beyond.(Balcony has restricted use).  
Fireplace with canopied open grate for display purposes only with a tiled insert and hearth.  
Double glazed window looking out over the rear courtyard area.  
Radiator.  
Solid panel wood flooring.

**Bedroom Four** - 10' 1" x 8' 10" (3.09m x 2.71m) Extremes to extremes.  
Double glazed multi paned window aspect over the rear courtyard garden.  
Wall mounted hot water heater.  
Radiator.

Solid panel wood flooring.

**Bedroom Five - 9' 4" x 7' 2" (2.87m x 2.19m)** Extremes to extremes.

Double glazed window with aspect over the front garden area.

Radiator.

Solid panel wood flooring.

**Bathroom** - 4-piece suite comprising of a freestanding bathtub, built-in vanity wash hand basin with storage space beneath, low flush W.C. and a separate walk-in shower enclosure with rainwater shower head and flexi shower.

Chrome fittings to the sanitary ware.

Chrome effect upright towel rail/radiator.

Double glazed opaque windows.

Contrasting tiled surround.

Coordinating ceramic tiled flooring.

## Exterior

**Rear Garden** - Outside to the rear is a courtyard area which is enclosed with a high level timber perimeter fence and flower and shrub borders inset.

Wrap around full width paved patio/seating area.

The garden is mainly laid to lawn with shaped borders and beds housing numerous established trees, plants, flowers and shrubs.

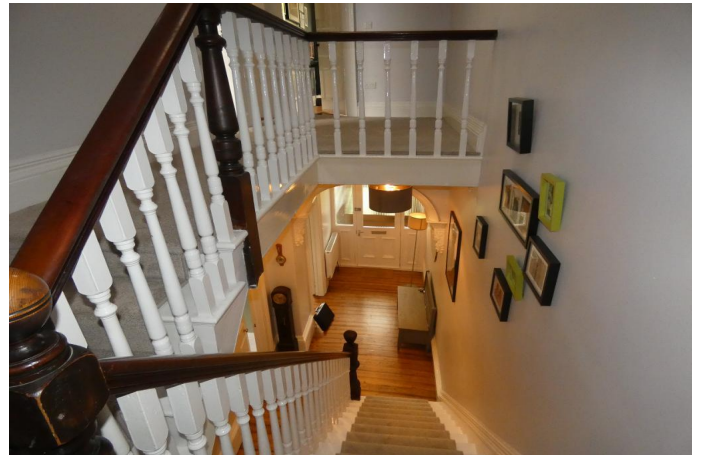
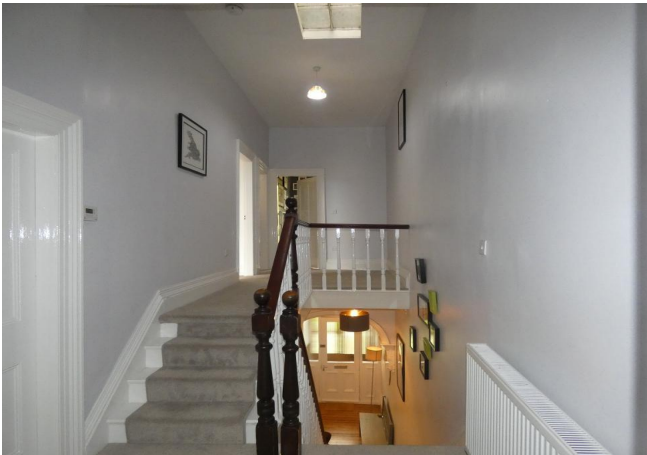
The garden is also enclosed with low level timber perimeter fence and evergreen hedge screening.

**Garages** - The double garage is conveniently situated within the rear boundary and both garages have automated roller shutter doors for easy entry.

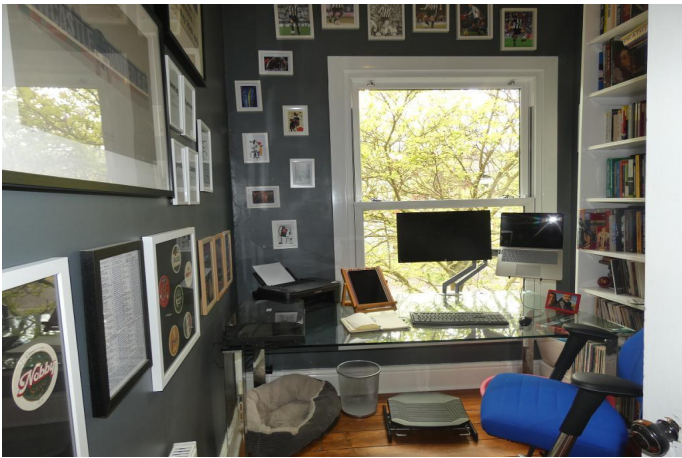
The garages also have power and light.

## Council tax band: D

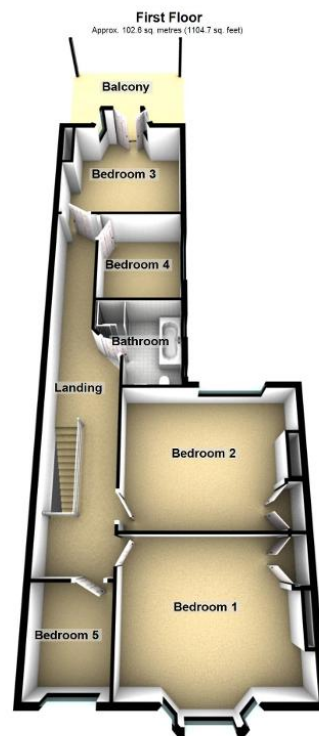
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Total area: approx. 216.5 sq. metres (2330.6 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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