

## 3 Bedroom Terraced House

Marlborough Ave, Hull, HU5 3JU

£320,000



- SUPERB PERIOD PROPERTY!
- 3 BEDROOMS
- BEAUTIFUL OPEN PLAN BREAKFAST KITCHEN
- NEWLY FITTED UTILITY/CLOAKS ROOM
- DOUBLE GARAGE/GAMES ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- WELL ESTABLISHED GARDEN
- ONE NOT TO BE MISSED
- EARLY INTERNAL VIEWING RECOMMENDED





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Internal viewing is not only highly recommended but it absolutely essential in order to appreciate just how much this superb property has to offer! The property flows beautifully from room to room with a successful blend of traditional features and modern, tasteful fixtures and fittings. The property has undergone a degree of upgrading with a stylish finish creating superb living spaces and providing a modern domestic preparation and dining area. This super stylish property briefly comprises of an entrance hall which extends through to a highly impressive open plan kitchen with patio doors providing rear access and lovely views of the rear patio area and garden beyond. The kitchen has an attractive range of units which are further complimented with integrated appliances and coordinating fixtures and fittings. The dining kitchen has also been planned to accommodate both formal and informal dining together with entertaining with friends and family. Leading off from the dining kitchen is a cosy bay windowed lounge and also to the ground floor a newly installed utility/WC with a 2 piece suite. To the 1st floor there are 3 aesthetically pleasing bedrooms and a bathroom with a contemporary finish with a separate WC adjacent. Outside to the rear is a patio/seating area, a raised decking patio and a garden that is mainly laid to lawn with attractive well stocked borders and beds housing numerous established trees, plants, flowers and shrubs. There is also a double garage/games room situated within the rear boundary with power and light and automated garage door. Additionally as one would expect from a property of this calibre there is a gas central heating system and double glazing. A very special property, one not to be missed. Early internal viewing is highly recommended.

## Location

The property is perfectly placed within a leafy conservation area surrounded with a wealth of local historic landmarks. The area is also well served with a wealth of local amenities which are practically on the doorstep.

There are highly reputable schools, colleges and academies for the growing family and the University of Hull is just minutes away as is the Hull Royal Infirmary. There are busy independent local traders which may be found along the neighbouring Chanterlands Avenue. Other amenities include a post office, health centre, opticians and library. For those with young children the historic Pearson park is within walking distance. The park has a lovely botanical garden, bandstand and children's play park. The area also has a distinct cosmopolitan vibe with many well visited multi cultural cafe bars and restaurants along the neighbouring Princes Avenue extending through to Newland Avenue. All in all a great place to live!

## Property Description

### Ground Floor

**Entrance** - Open arched entrance porch leads to a part glazed and leaded entrance door with matching overhead and side screen window.

**Entrance Hall** - Spindle staircase off to the first floor. Under stairs storage and meter cupboard. Radiator. Solid panel wood flooring

**Cloaks/Utility** - Vanity wash hand basin with storage space beneath and a low flush W.C. Chrome fittings to the sanitary ware. Chrome effect upright towel rail/radiator. Extractor fan. Recessed down lighting.

**Open Plan Dining Area** - 21' 8" x 11' 9" (6.61m x 3.59m) Extremes to extremes. Double glazed patio doors providing views and access to the rear patio and gardens beyond. Built in breakfast bar. Rustic open feature chimney breast. Radiator. Solid panel wood flooring.

**Lounge** - 13' 5" x 13' 3" (4.11m x 4.04m) Extremes to extremes. Double glazed multipaned bay window with aspect



over the front garden area.  
Feature paneling to the wall.  
Coving.  
Radiator.

### **Open Plan Kitchen - 24' 1" x 7' 10" (7.36m x 2.41m)**

Extremes to extremes.  
Triple fitted skylight windows.  
Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.  
Solid wood worksurface housing a stainless steel 5 burner hob, stainless steel funnel hood extractor fan over and a stainless steel splash back surround.  
Matching housing for a double oven.  
A further work surface houses a 1&1/2 bowl single drainer sink unit with a flexi tap over and a matching stainless steel splash back surround.  
Built in and matching breakfast bar.  
Integrated dishwasher.  
Further high gloss units within the extension of the kitchen also with a built in single drainer sink unit and a swan neck mixer tap over.  
Space for an American style fridge/freezer.  
Upright radiator.  
Recessed down lighting.  
Solid panel wood flooring.

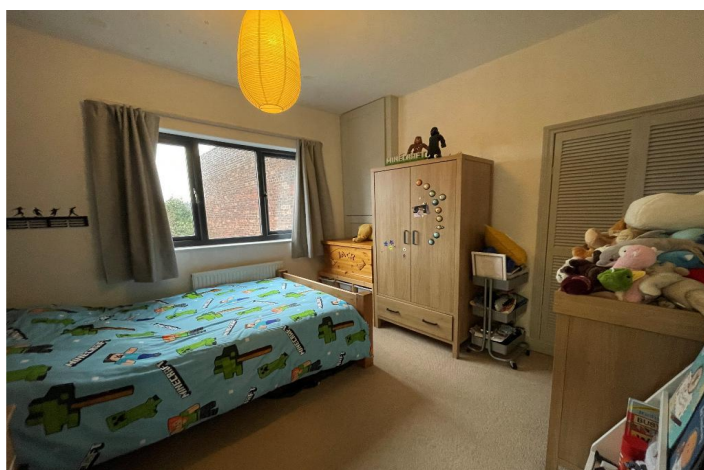
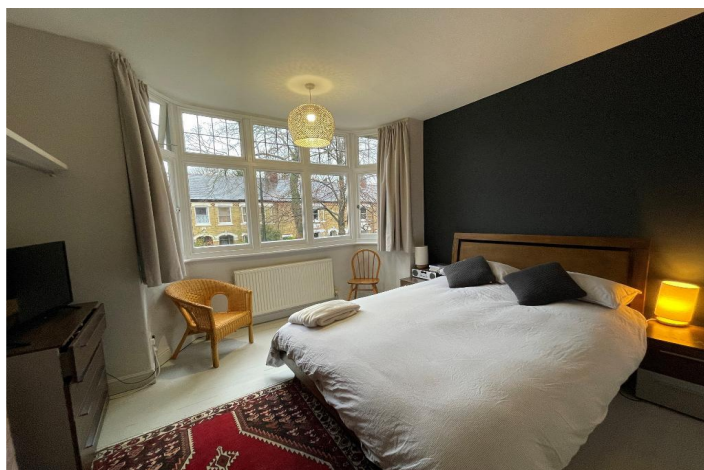
## **First Floor**

**Landing** - Spindle rail enclosure.  
Loft hatch through to the roof void.

**Bedroom One - 13' 3" x 11' 0" (4.04m x 3.36m)** Extremes to extremes.  
Multipaned bay window with aspect over the front garden area.  
Built-in single robe.  
Rustic style chimney breast with open display niche.  
Radiator.

**Bedroom Two - 10' 11" x 10' 7" (3.33m x 3.25m)** Extremes to extremes.  
Sealed unit double glazed window with aspect over the rear garden area.  
Built-in double robe.  
Radiator.

**Bedroom Three - 8' 7" x 7' 11" (2.64m x 2.42m)** Extremes to extremes.  
Double glazed window with aspect over the front garden area.  
Radiator.



**Bathroom** - White 2 piece suite comprising of a L-shaped panel bath, his and hers vanity wash hand basins with storage space beneath.

There is a chrome effect shower over the bath with a fixed shower screen and contrasting tiled surround.

Chrome fittings to the sanitary ware.

Double glazed opaque window.

Recessed down lighting.

Coving.

Chrome effect upright towel rail/radiator.

**W.C.** - Low flush W.C.

Double glazed opaque window.

Radiator.

## **Exterior**

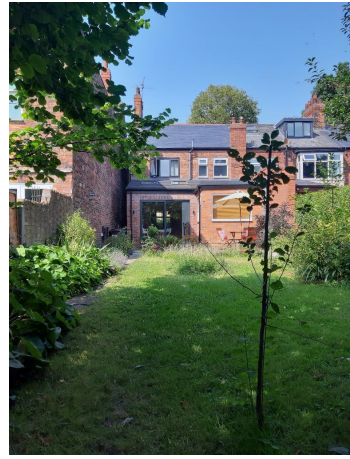
**Rear Garden** - Outside to the rear there is a flagstone patio/seating area and a raised decking patio.

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

**Double Garage** - Conveniently situated within the rear boundary is a spacious double garage/games room with power and light and automated garage door.

**Council tax band: C**

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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