

2 Bedroom First Floor Apartment

Pearson Park, HULL, HU5 2TQ

£164,950



- LUXURY FIRST FLOOR APARTMENT
- WITHIN HISTORIC PEARSON PARK
- RESTORED PERIOD PROPERTY
- 2 BEDROOM & 2 BATHROOM
- RECENTLY REFURBISHED THROUGHOUT
- VACANT POSSESSION ON COMPLETION
- NO CHAIN INVOLVED





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A superb luxury apartment perfectly placed within one of Hull's most desirable locations within the historic Pearson Park. This highly impressive first floor apartment is perfectly placed within a beautifully restored period property. The apartment has been the subject of tasteful upgrading, refurbishment and enhancement throughout. No expense has been spared with this renovation. The current owner has retained many of the original features and blended recently installed fixtures and fittings to accommodate modern day to day living. Discerning purchasers cannot fail to be impressed with the size and standard of the accommodation on offer.

The property comprises of an entrance hall, spacious landing area, superb lounge with a deep bay window with vistas over the park, 2 spacious double bedrooms with the master bedroom having the benefit of a recently installed en-suite shower room, a breakfast kitchen with an attractive range of units which are further complimented with coordinating fixtures and fittings and space for informal dining and a bathroom with a quality 3 piece suite with shower and attractive contrasting tiled surround creating a tasteful and stylish finish. As one would expect of a property of this high calibre there is a recently installed gas central heating system which can be controlled via a compatible app and double glazing throughout.

A very special apartment which has a floor plan of over 1000 sq.ft. making it probably one of the largest flats in the area - definitely one not to be missed!

Location

The area is well served with a wealth of local amenities to include independent shopping centres and busy high street supermarkets.

For a more extensive shopping experience Hull city centre is just a short commute from the property with a great choice of high street stores and shopping precincts.

Regular public transport connections provide easy access to the city centre and the Paragon road and rail interchange.

Other amenities include a health centre, library, post office and easy access to Hull's Royal Infirmary and the University of Hull.

For those wishing to spend leisure time, nights out etc there are many well visited, vibrant and cosmopolitan cafe bars and restaurants along the neighbouring Princes Avenue extending through to Newland Avenue.

Property Description

Ground Floor

Entrance - Entrance door leads through to an entrance vestibule.

Entrance Vestibule - Staircase off to the first floor.

First Floor

Landing - Split level.

Spindle rail enclosure.

Feature stained glass and leaded window.

Built in low level storage cupboard.

Radiator.

Lounge - 17' 2" x 16' 9" (5.24m x 5.13m) Extremes to extremes.

Double glazed bay window with aspect over the front garden area with vistas over Pearson Park.

Cornice.

Radiator.

Bedroom One & En-suite - 18' 2" x 14' 7" (5.55m x 4.46m)

Extremes to extremes.

Double glazed bay window with aspect over the side elevation.

Built in storage cupboard.

High-level double glazed opaque window.

Radiators.

En-suite:

Corner shower enclosure and low flush W.C.



Marble effect tiled splash back surround.
Extractor fan.
Radiator.

Inner Hall - Built in storage shelving.
Recessed down lighting.
Radiators.

Kitchen - 14' 5" x 9' 2" (4.41m x 2.81m) Extremes to extremes.
Double glazed sash style windows with aspect over the side elevation.
Range of matching base, drawer and wall mounted units.
Coordinating roll edged laminate work surface housing a single drainer sink unit with a mixer tap over providing boiling water and marble effect splash back surround.
High level built in wine racks.
A further work surface houses a hob and extractor fan over also with a marble effect splash back surround.
Low level built in oven.
Concealed gas central heating boiler.
Plumbing for automatic washing machine.
Space for fridge freezer.
Classic style upright radiator.
LVT flooring.

Bathroom - White 3-piece suite comprising of a D-shaped panel bath, built in vanity wash hand basin with storage space beneath and low flush W.C.
Chrome effect flexi shower over the bath with rainwater showerhead all with a classic style contrasting tiled surround.
Upright towel rail/radiator.
Chrome fittings to the sanitary ware.
Laminate flooring.

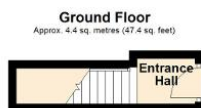
Bedroom Two - 16' 1" x 11' 0" (4.93m x 3.36m) Extremes to extremes plus recess.
Double glazed window.
Fireplace with open display grate.
Built in double robe with shelving.
Radiator.

Council tax band: A

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.



Total area: approx. 123.1 sq. metres (1324.8 sq. feet)



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



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