

## 4 Bedroom Flat

Victoria Avenue, HULL, HU5 3DR

£695 per month



- SPACIOUS FIRST FLOOR FLAT
- CONSERVATION AREA
- 3 BEDROOMS
- FAMILY BATHROOM & SEPARATE WC
- GAS CENTRAL HEATING SYSTEM
- IMMEDIATE AVAILABILITY
- SUBJECT TO SATISFACTORY REFERENCES





## 4 Bedroom Flat

£695 per month

Victoria Avenue, HULL, HU5 3DR

A highly desirable, exceptionally spacious first floor flat.

The smart characterful property briefly comprises: A communal entrance hall with a private door to the first floor, a spacious lounge with a deep bay window providing lovely views over Victoria Avenue and a fitted breakfast kitchen with views over the rear garden.

There are 3 bedrooms and a bathroom with a 3-piece suite and shower with contrasting tiled surround. A separate WC with a 2-piece suite is conveniently placed adjacent to the main bathroom.

Please apply on-line Only.

## Location

Ideally located within a much sought after conservation area.

The property is conveniently placed on this leafy Avenue close to many local amenities including busy independent shopping centres with easy links via public transport to the city centre and surrounding areas.

There are schools, colleges, academies and the University of Hull close by.

For those who enjoy socialising, nights out etc., Newland Avenue and Princes Avenue provide a wide choice of well visited multi cultural cafe bars and restaurants.

## Property Description

### Ground Floor

**Entrance** - Accessed via a joint access hall.

Stairs leading off to the first floor.

### First Floor

**Landing** - Split Level.

Skylight window leading through to a loft hatch with pull down ladder.

Stained glass skylight window.

Built in storage cupboard.

Radiator.

Arched corbels to the inner hall.

**Lounge** - 16' 11" x 13' 8" (5.18m x 4.18m) Extremes to extremes.

Deep sash bay window with aspect over the front garden areas.

Chimney breast with open display area.

Radiator.

Cornice.

**Breakfast Kitchen** - 13' 11" x 11' 5" (4.27m x 3.51m)

Extremes to extremes

Sash style bay window with aspect over the rear garden.

Built in matching base, drawer and wall mounted units with stainless steel handled detail.

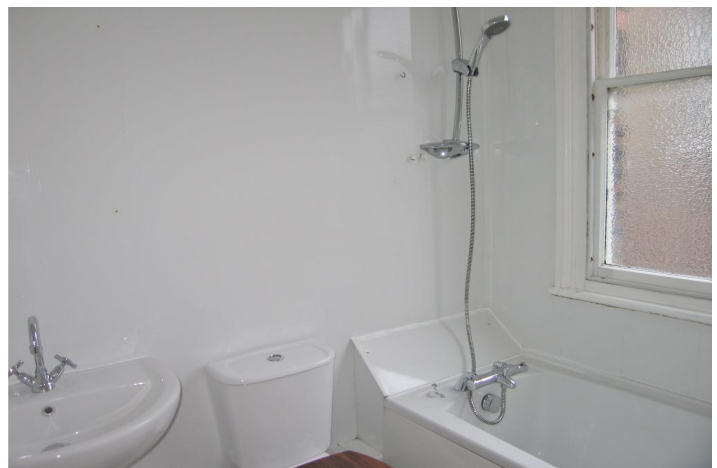
Plumbing for automatic washing machine.

Roll edge laminate work surface housing one and a half bowl single drainer sink unit with tiled splash back surround.

Sealed unit double glazed window.

Glazed opaque window adjacent.

Further work surface housing stainless steel hob, built in oven beneath and extractor fan over.



Ceramic tiled flooring.  
Radiator.

**Bedroom One - 14' 7" x 13' 8" (4.45m x 4.18m)** Extremes to extremes  
Sash window with aspect over the rear garden area.  
Radiator.  
Cornice.

**Bedroom Two - 9' 4" x 8' 3" (2.87m x 2.53m)** Extremes to extremes  
Sash style window with aspect over the rear courtyard area.  
Radiator.

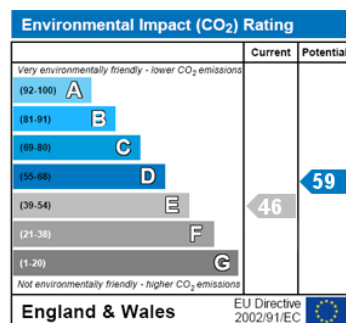
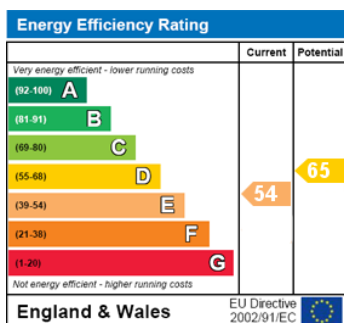
**Bedroom Three - 8' 4" x 6' 11" (2.56m x 2.13m)** Extremes to extremes  
Sash style window with aspect over the rear courtyard area.  
Radiator.

**Bedroom Four/Study - 9' 10" x 6' 8" (3.02m x 2.04m)**  
Extremes to extremes  
Sash window with aspect over the front garden area.  
Radiator.  
Cornice.

**Bathroom** - White 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush suite W.C.  
Chrome shower attachment over the bath.  
Glazed opaque sash window.  
High gloss splash back surround.  
Radiator.

**Separate WC** - 2-piece suite comprising of a wall mounted wash hand basin and low flush suite W.C.  
Partly glazed opaque sash window.

Council tax band: A  
Rental Deposit: £800



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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.