

4 Bedroom

Marlborough Avenue, Hull, HU5 3JT

£410,000



- OUTSTANDING SEMI-DETACHED BAY FRONTED
- EDWARDIAN PERIOD PROPERTY
- PRESENTED TO THE HIGHEST STANDARD
- 4 BEDROOMS ARRANGED TO 3 FLOORS
- 3 RECEPTION ROOMS AND A GARDEN ROOM
- 1 BATHROOM AND 1 SHOWER ROOM
- ATTRACTIVE GARDENS WITH SEATING AREAS
- GARDEN FOUNTAIN/WATER FEATURE
- DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM





4 Bedroom Semi Detached House

£410,000

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Home Estates are delighted to offer to the market this outstanding Edwardian period residence. A truly fine example of a property of the era - a handsome bay fronted semi-detached property which is arranged to 3 floors with all rooms presented to an exceptionally high standard. Much attention to detail has been given by the present owners who have managed a successful blend of tasteful, stylish and sympathetic improvement to provide easy modern day to day living whilst retaining the original character and features of the property.

The internal accommodation is arranged to 3 floors and briefly comprises of an enclosed entrance porch with attractive tiled flooring, leading to an entrance hall which further extends through to a pleasant bay windowed lounge with a feature fireplace with a solid fuel fire thus creating a lovely focal point to the room. The rear sitting room has double french doors providing lovely views and access to the rear courtyard and gardens beyond. There is a lovely formal dining room - perfect for entertaining with family and friends. The dining kitchen and sunroom flow perfectly through from the dining room. The kitchen has a range of quality traditional units which are further complimented with coordinating quartz work surfaces and contrasting fixtures and fittings. Chinese slate flooring adds an attractive finish to this well planned domestic preparation area. Tucked away just off the main kitchen area is a useful utility/laundry/W.C. with a white 2 piece suite. A lovely addition to the ground floor is a spacious sun/garden room with pleasant views and access to the rear patio and gardens ideal for entertaining and summer barbeques etc.!

To the first floor is a spacious split level landing with 3 tasteful and aesthetically pleasing double bedrooms, and a family bathroom with a classic style 4 piece suite to include a roll top bath, matching quality sanitary ware and a separate shower enclosure.

To the second floor there is a further deceptively spacious bedroom with fitted wardrobes and a shower room. This level is perfectly planned to accommodate a guest suite or teenage retreat.

Outside to the rear the highly impressive leisure area and garden has a raised decking patio and an amazing display of attractive established trees, plants, flowers and shrubs which are set within shaped borders and beds. A further seating area is tucked away to the rear beneath an attractive victorian style veranda. The absolute wow factor within the garden is a tiered attractive fountain/water feature.

The garage is conveniently accessed within the rear boundary with a service door from the main garden and an electric roller shutter door and further parking to the garage apron. Access to the garage is from security gates from Marlborough Avenue and Westbourne Avenue.

Additionally, there is a gas central heating system, double glazing and many other attractive features - too numerous to mention!

Discerning purchases cannot fail to be impressed - this is a very special property presented to move into condition throughout. Internal viewing is absolutely essential - Rarely available in this condition!

Location

The property is perfectly placed within a highly sought after leafy conservation area surrounded with interesting historic landmarks.

The "Avenues" have a particularly exclusive community spirit hosting many events throughout the year.

The area is highly regarded and well known for the many local amenities which are in a convenient proximity to the property.

For the growing family there are highly sought after reputable schools, colleges and academies nearby by. Regular public transport links provide good connections to the city centre and the Paragon road and rail connections within the interchange.

The University of Hull is also conveniently placed along the neighbouring Cottingham Road.

Hull Royal Infirmary is just a short commute from the property - other amenities include a doctors surgery, a post office and library.

One of localities attractions nearby is the historic Pearson Park with a recently restored bandstand, botanic garden and children's playpark.

For those who enjoy socialising with family and friends there are many busy, vibrant and well visited cafe bars and restaurants creating a cosmopolitan theme to the area.

All in all a great place to live and a great place to call home!

Property Description

Ground Floor

Entrance - French doors part glazed leads through to an entrance porch which is also part glazed with an overhead screen window.

Tiled flooring.

Overhead lighting.

Entrance Hall - Part glazed front entrance door, leads through to the entrance hall.

Spindle stair case off to the first floor.

Understairs cloaks recess and meter cupboard.

Mid level dado rail.

High level cornice.

Radiator.

Solid wood flooring.

Lounge - 17' 1" x 12' 10" (5.21m x 3.92m) Extremes to extremes

Double bay glazed window with aspect over the front



garden area.

Fireplace with arched open grate for solid fuel fire and tiled hearth.

High level picture rail with detailed frieze above.

Cornice.

Radiators.

Rear Sitting Room - 15' 8" x 11' 0" (4.79m x 3.36m)

Extremes to extremes in to the French door bay
Double glazed doors with matching overhead screen windows providing views and access to the rear courtyard and gardens beyond.

Chimney breast housing a gas fired log burner on a tiled hearth, arched corbels to the French door bay.

High level picture rail with ornate frieze work above.

Cornice.

Radiator.

Dining Room - 11' 0" x 10' 10" (3.36m x 3.31m) Extremes to extremes plus door access

Double glazed windows with aspect over the rear courtyard area.

Fireplace with arched open grate and tiled hearth.

Built in low level storage cupboard adjacent.

Coving.

Radiator.

Solid panel wood flooring.

Dining Kitchen - 15' 1" x 10' 9" (4.6m x 3.3m) Extremes to extremes

Multi pane double glazed windows with aspect through to the rear courtyard garden.

Range of base drawer and wall mounted units

Quartz work surface and a deep ceramic Belfast sink with mixer tap over, mosaic tiled effect splash back surround.

There is housing for an upright fridge with storage space above.

Integrated dishwasher and integrated freezer.

There is open niche for a "Lacanche" range and extractor fan over with a stainless steel splash back surround, over mantel for display purposes.

Built-in storage rack within the units.

Space for a good sized dining table.

Recess down lighting.

Radiator.

Chinese slate flooring.

Utility/cloak room - White two piece suite comprising of pedestal wash hand basin, low flush WC.

Plumbing for automatic washing machine.

Wall mounted high level storage unit.

Contrasting tiled surround with mosaic effect tiled



detail in set.
Extractor fan.
Recess downlighting.
Wall mounted shaver socket.
Double glazed opaque window.
Chrome effect style towel rail/radiator.
Chinese slate flooring.

Sun/Garden Room - 18' 9" x 13' 1" (5.72m x 4m) Extremes to extremes

Double glazed french doors with matching side screen windows providing views and access to the rear patio and gardens beyond.
Wall light points.
Radiator.
Chinese slate flooring.

First Floor

1st Floor Landing - Split level with a spindle rail enclosure.

Staircase off to the second floor.
Sealed glazed unlead window with aspect over the front garden area.
Mid level dado rail.
Radiators.

Bedroom One - 17' 4" x 13' 6" (5.3m x 4.14m) Extremes to extremes plus recess

Double glazed and leaded window with aspect over the front garden area.
Bedroom ornate fireplace, open display grate and over mantel.
Built in double wardrobe.
High level picture rail.
Radiator.

Bedroom Two - 12' 2" x 11' 9" (3.71m x 3.6m) Extremes to extremes plus recess

Multi paned sash window with aspect over the rear courtyard and gardens beyond.
Built-in single robe.
Ornate bedroom fireplace with over mantle, tiled insert and hearth.
High level picture rail.
Radiator.

Bedroom Three - 15' 6" x 11' 0" (4.74m x 3.36m) Extremes to extremes.

Double glazed multi paned bay window with aspect over the rear garden area.
High level picture rail.
Radiator.

Bathroom - 4 piece suite comprising of a roll top ball & claw foot bath with chrome effect victorian style shower attachment, built-in vanity wash hand basin with storage space beneath and tiled splash back surround, high level cistern W.C. and a walk-in shower enclosure with a rain water shower head and wipe clean splash back surround.

Built-in storage cupboard housing the gas central heating boiler.
Glazed opaque windows.
Wall light points over the vanity wash hand basin.
Wall mounted shaver socket.
Chrome fittings to the sanitary ware.
Classic style radiator.
Coordinating tiled flooring.

Second Floor

2nd Floor Landing - 2 x Low level built-in storage cupboards.

Wall light point.

Glazed opaque skylight window.

Bedroom Four - 15' 7" x 10' 4" (4.76m x 3.17m) Extremes to extremes.

Multi paned double glazed and leaded windows with aspect over the front garden area.

Fitted wardrobes with shelves and hanging space.

Radiator.

Laminate flooring.

Shower Room - White 3 piece suite comprising of a corner walk-in shower enclosure, wall mounted wash hand basin and low flush W.C.

Chrome fittings to the sanitary ware.

Chrome upright towel rail/radiator.

Contrasting brick effect tiled surround.

Recessed down lighting.

Extractor fan.

Exterior

Rear Garden - Outside to the rear is a walled courtyard garden with high level wall.

The garden has been laid with fine stone pebbling for ease of maintenance.

High level timber gate which provides a covered access to Marlborough Avenue.

There is also a raised decking patio and a further paved flagstone patio/seating area. The garden here has also been laid with fine stone pebbling also for ease of maintenance with well stocked borders and beds housing numerous established attractive trees, plants, flowers and shrubs.

A timber and trellis rose arch leads through to a further garden area.

Circular fountain/water feature.

A further flagstone patio set beneath a glazed and metal victorian style veranda.

There is also a timber gardeners shed inset within the perimeter.

Timber feature wall with display niches.

Further parking to the garage apron.

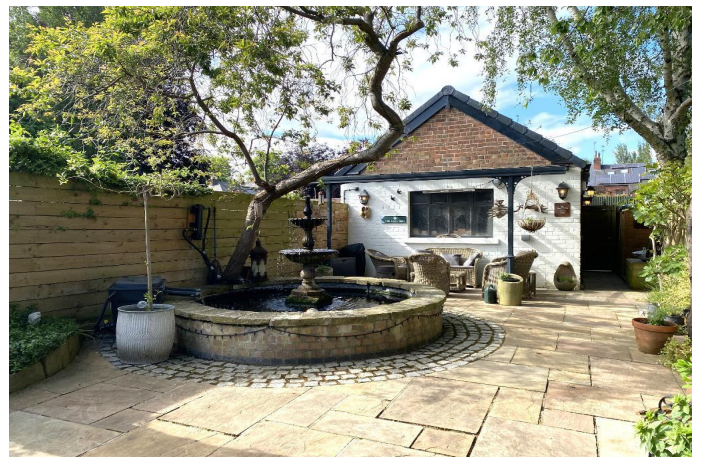
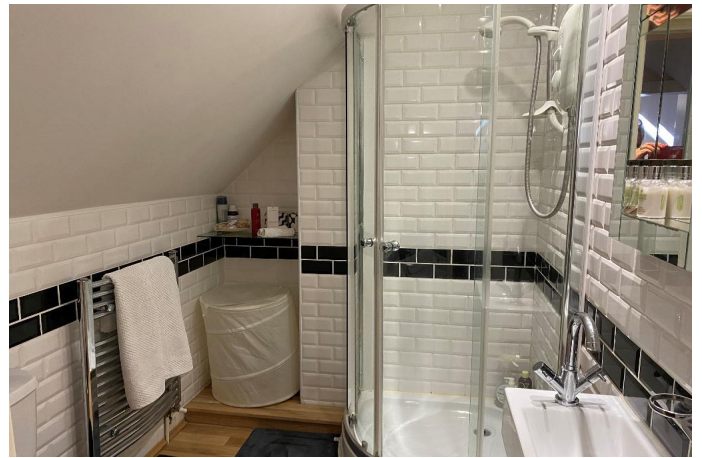
The garage is the original Edwardian coach house garage and has internal power and light, external lighting and an electric roller shutter door.

The garage is accessed via Marlborough Avenue and Westbourne Avenue which is security gated.

Council tax band: D

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.







Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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