

5 Bedroom

Park Avenue, Hull, HU5 3EY

£320,000



- OUTSTANDING PERIOD PROPERTY • ARRANGED TO 3 FLOORS WITH 5 BEDS • PRESENTED TO A HIGH STANDARD THROUGHOUT • SPACIOUS DINING KITCHEN • MANY ORIGINAL FEATURES • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM • MUST BE VIEWED





5 Bedroom Terraced House

£320,000

Park Avenue, Hull, HU5 3EY

An outstanding period property arranged to 3 floors with 5 beds!

This is a perfect opportunity to acquire this desirable property which is presented to the highest standard throughout. The property is a credit to the present owners who have managed a successful blend of the original features together with modern and stylish updating much needed for day to day living.

The highly impressive internal accommodation briefly comprises of an entrance hall which extends through to a lounge and further through to a rear sitting room or formal dining room.

The superb dining kitchen has a range of matching units which are further complimented with integrated appliances and coordinating fixtures and fittings. This is a very well planned domestic preparation area with space for informal dining. French doors to the dining area provide views through to the courtyard and access to the lovely rear garden. Flowing through from the main dining kitchen is a separate utility/laundry and a GF Cloaks/WC with a modern white 2 piece suite.

To the first floor there is an attractive split level landing with 3 aesthetically pleasing bedrooms off all with a stylish finish.

The family bathroom is also accessed from the landing and has a quality 4 piece suite to include a freestanding roll-top bath and walk-in shower enclosure.

To the second floor there are 2 further bedrooms.

Outside to the rear is a lovely low maintenance garden with a contemporary finish and laid with artificial grass for ease of maintenance and with a spacious patio/seating area inset. There is also a lovely display of trees, plants, flowers and shrubs.

Additionally, as one would expect of a property of this calibre there is a gas central heating system and double glazing.

There are many other features - too numerous to mention.

Internal viewing is absolutely essential to appreciate the size and standard of the accommodation on offer.

Rarely available in this condition - One not to be missed!

Location

A handsome appealing property which is ideally located along this highly sought after leafy Avenue within a popular residential conservation area.

The "Avenues" are well known for the many historic landmarks and are conveniently situated for all amenities catering for all tastes and lifestyles.

There is a real sense of community within the Avenues hosting many events throughout the year.

Many local shopping centres are close by however, Hull city centre is just a short commute from the property for a more extensive shopping experience.

For the growing family the area is also well known for it's highly regarded catchment area for schools, colleges and academies. The University of Hull is just around the corner - a 5 minute commute from the property.

Other amenities include a doctors surgery, a health centre, library and Post office.

Regular public transport connections from the city centre's Paragon Interchange create easy access in and out of the city.

Cottingham village and the historic market town of Beverley are also easily accessed from the property.

This is also a great area for socialising with family and friends as there are many well visited busy, vibrant multi-cultural cafe bars and restaurants to choose from along the neighbouring Chanterlands Avenue, Princes Avenue and Newland Avenue.

The historic Pearson Park is within walking distance with a children's play park for days out etc.

All in all a great place to live!

Property Description

Ground Floor

Entrance - Open arched entrance porch leads to a double glazed front entrance door with etched overhead screen window.

This further leads through to the entrance hall..

Entrance Hall - Spindle staircase off to the first floor.

Feature paneling to the walls.

Under stairs meter/storage cupboard.

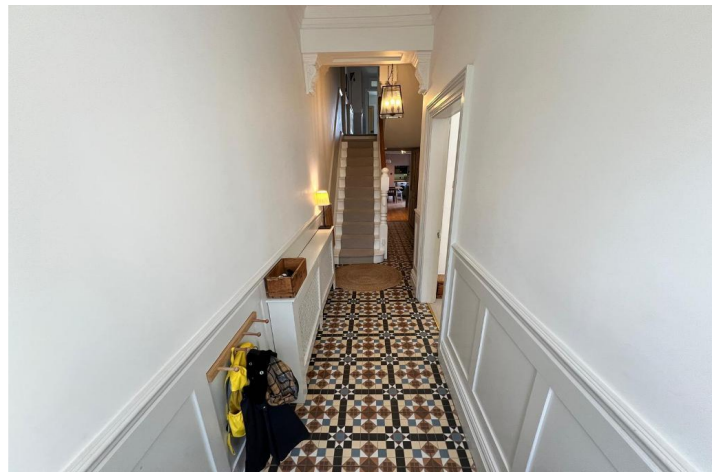
Arched corbels.

Cornice.

Feature tiled flooring.

Lounge - 13' 7" x 12' 10" (4.16m x 3.92m) Extremes to extremes.

Twin sash style feature windows with aspect over the



front garden area.

Period fireplace with canopied open grate for solid fuel fire with tiled insert and hearth.

High level picture rail.

Ceiling rose.

Cornice.

Radiator.

Rear Sitting Room/ Dining Room - 11' 11" x 11' 0" (3.64m x 3.36m) Extremes to extremes.

Double glazed multi-paned french doors with matching paned overhead screen window providing views and access to the rear patio and gardens beyond.

Chimney breast with a stove fire inset and over-mantle.

Picture rail.

Ceiling rose.

Cornice.

Radiator.

Solid panel wood flooring.

Dining Kitchen - 22' 4" x 9' 0" (6.81m x 2.76m) Extremes to extremes.

Double glazed window with aspect over the rear courtyard area. Double glazed multi-paned french doors providing views and access to the rear patio and gardens beyond.

Range of matching base, drawer and wall mounted units.

Integrated fridge/freezer and a further integrated freezer.

Solid wood work surface housing a white ceramic 1&1/2 bowl single drainer sink unit with swan neck mixer tap over and a contrasting tiled surround.

A further solid wood work surface houses a 5 burner hob, a glass funnel hood extractor fan over and built-in double oven beneath.

There is also a further matching housing for a microwave.

Built-in wine rack.

Recessed down lighting to the units.

Classic style radiator to the dining area.

Oak grained effect laminate flooring.

Space for good sized dining table.

Downlighting over the dining area.

First Floor

Landing - Split level landing with a spindle rail enclosure.

Loft hatch through to the roof void.

Mid level dado rail.

Radiator.

Bedroom One - 15' 9" x 13' 11" (4.81m x 4.25m) Extremes



to extremes.

Multi-paned sash gothic style windows looking out over the front garden area and Park Avenue.

Ornate bedroom fireplace with canopied open grate.

Built in storage cupboard.

Built in double robe with matching storage unit beneath.

Wall light points.

High level picture rail.

Cornice.

Classic style radiator.

Solid panel wood flooring.

Bedroom Two - 11' 8" x 9' 10" (3.56m x 3m) Extremes to extremes.

Multi-paned sash style window with aspect over the rear garden area.

Ornate bedroom fireplace with open grate for display purposes and a tiled hearth.

Built in storage cupboards and overhead storage area.

High level picture rail.

Radiator.

Bedroom Three - 9' 10" x 8' 11" (3m x 2.73m) Extremes to extremes.

Double glazed multi-paned sash window with aspect over the rear garden area.

Built in cupboard housing the gas central heating boiler.

Radiator.

Bathroom - 4 piece suite comprising of a freestanding roll top bath with victorian style shower attachment, built-in vanity wash hand basin with storage space beneath, low flush W.C. and walk-in shower enclosure with a rain water shower head, fixed shower screen and contrasting tiled splash back surround.

Feature paneling.

Glazed opaque window.

Recessed downlighting.

Chrome effect classic style radiator/towel rail.

Chrome fittings to the sanitary ware.

Coordinating ceramic tiled flooring.

Second Floor

Landing - Fitted Velux skylight window.

Wall light point.

Bedroom Four - 16' 10" x 13' 3" (5.14m x 4.06m) Extremes to Extremes.

Double glazed multi-paned sash window with aspect over the front garden area and Park Avenue.

Fitted wardrobe with shelf and hanging space.

Wall light points.

Classic style radiator.

Bedroom Five - 10' 11" x 8' 0" (3.34m x 2.44m) Extremes to Extremes.

Double glazed fitted Velux skylight window.

Recessed down lighting.

Radiator.

Solid panel wood flooring.

Exterior

Rear Courtyard and Garden - Outside to the rear is a courtyard area that has a composite decking/patio seating area.

The garden has been laid with paving stones and artificial grass. The paving stones to the rear create a further good sized patio/seating area.

There are well stocked flower and shrub borders housing numerous established trees, plants, flowers and shrubs.

There is a gardeners shed inset into the rear boundary.

The garden is all enclosed with a high level timber perimeter fence and a there is a high level gate providing access to the rear tenfoot.

Built-in timber log store.

External lighting.

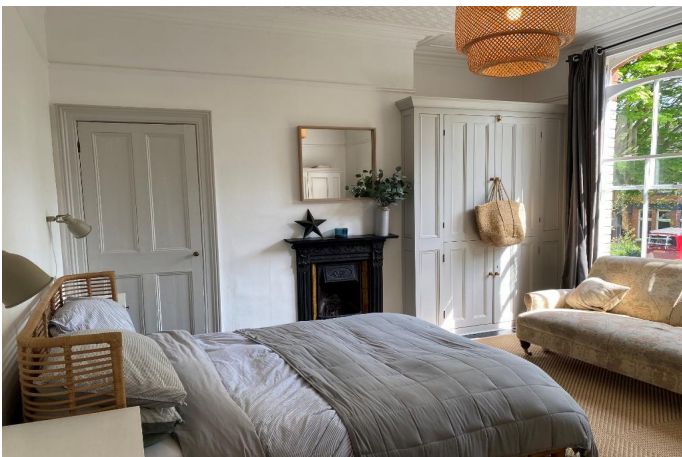
External water supply.

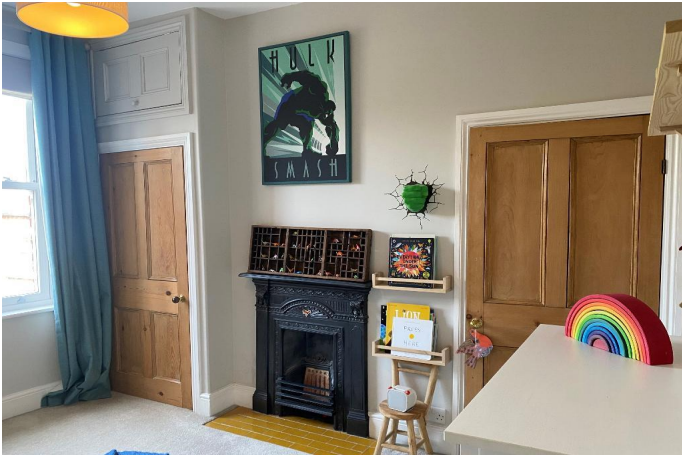
Front Garden - Laid with fine stone pebbles and enclosed with low level brick boundary wall and wrought iron railed enclosure and matching access gate.

Wall light point to the porch area.

Council tax band: C

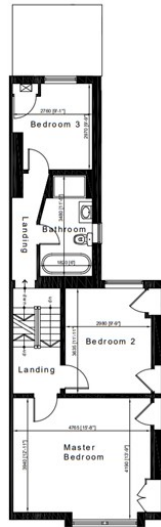
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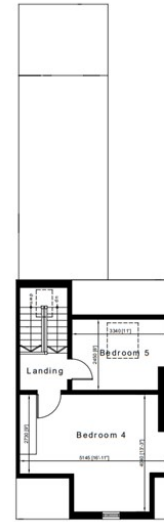




GROUND FLOOR
Floor Area: 64 sqm / 689 sqft



FIRST FLOOR
Floor Area: 58 sqm / 624 sqft



SECOND FLOOR
Floor Area: 31 sqm / 334 sqft

Total Floor Area : 153 sqm / 1,647 sqft

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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