

3 Bedroom

Richmond St, HULL, HU5 3LD

£275,000



- A SUPERB DECEPTIVELY SEMI DETACHED HOUSE
- LOCATED WITHIN A CONSERVATION AREA
- SPACIOUS CHARACTER THROUGH LOUNGE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- INTERNAL VIEWING HIGHLY RECOMMENDED
- VACANT POSSESSION ON COMPLETION
- NO CHAIN INVOLVED





3 Bedroom Semi Detached House

£275,000

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A superb deceptively spacious semi detached house which is perfectly placed between the ever popular Victoria Avenue and Park Avenue, a lovely sought after conservation area with many interesting, historic land marks to include the recently installed Victoria Avenue fountain. This lovely property must be viewed in order to appreciate the size, standard and character of the property on offer.

The generously proportioned accommodation is arranged to 2 floors and briefly comprises of an entrance hall which extends through to a very spacious character full through lounge with a dining area.

Also extending through from the lounge is an attractive fitted breakfast kitchen. The breakfast kitchen leads through to a wrap around sun/garden room with lovely views and access to the rear patio and garden beyond.

Placed in the sun room is a cloak/WC with a 2 piece suite.

To the first floor there are 3 double bedrooms and a family bathroom with a white Victorian style suite to include a separate walk in shower enclosure, all with contrasting tiled surround.

Outside to the rear is an attractive, established garden which is mainly laid to lawn with a lovely display to the borders of mature trees, plants, flowers and shrubs.

Additionally the property further benefits from a gas central heating system and double glazing.

Internal viewing is highly recommended, this property is offered with vacant possession on completion and no chain involved.

Location

The avenues is well known for its convenient proximity to all amenities much needed for day to day living, there are busy local shopping centres along the neighbouring Chanterlands Avenue, however Hull City Centre is just a short commute from the property. There are highly reputable schools, colleges, academies and the University of Hull all within a short distance from the property.

Regular public transport connections provide easy links to the city centre and the Paragon road and rail interchange. The Avenues have a popular and unique community spirit hosting many events throughout the year. The historic Pearson Park is just a short distance from the property. For those wishing to spend quality leisure time, nights out with family and friends there are busy vibrant and well visited cafe bars and restaurants to choose from along Princes Avenue and Newland Avenue - all in all a great place to live!

Property Description

Ground Floor

Entrance - Canopied open entrance porch with tiling to the floor and outside.

Wall light point.

Leading to a part glazed front entrance door.

Entrance Hall - Double glazed window looking out over the front garden area.

Spindle staircase off to the first floor.

High level picture rail.

Cornice.

Radiator.

Solid panel wood flooring.

Lounge/Dining area - 27' 9" x 18' 8" (8.46m x 5.71m)

Extremes narrowing to 3.36 metres x Extremes

narrowing to 4.04 metres

Dual aspect through lounge/dining area

Arch to the bay, the bay has a sealed unit double glazed bay window with aspect over the front garden area.

Period fire place with mirrored over mantle, canopied open grate and tiled insert standing on a hearth.

Within the lounge is a further double glazed window looking out over the front garden area.

Double glazed sliding patio doors leading through to the conservatory.

Under stairs meter cupboard/storage area and a chimney breast with a red/rustic brick open display niche and a tiled hearth.



Glazed and leaded storage cupboard with shelving and low level storage unit beneath.
High level picture rail.
Coving.
Radiator.
Solid panel wood flooring.

Kitchen - 14' 2" x 9' 7" (4.33m x 2.94m) Extremes to Extremes

Multi paned sealed unit double glazed french doors leading through to the L Shaped conservatory.
Range of matching base drawers and wall mounted units with matching glazed display cabinets.
Coordinating marble effect roll edged laminate work surface, housing a stainless steel 5 burner hob, built in extractor fan over and a contrasting tile surround. A further matching work surface houses a 1 and half bowl single drainer sink unit with a swan neck mixer tap over and also a tiled splash back surround.
There is a built in matching breakfast bar.
There are openings through to the conservatory from the main kitchen area.
Plumbing for an automatic washing machine.
Plumbing for dishwasher.
Integrated fridge freezer.
Open display shelving to the units.
Solid wood panel flooring.



Conservatory - 15' 5" x 23' 7" (4.72m x 7.2m) Extremes narrowing to 2.52 metres x Extremes narrowing to 2.70 metres

Sealed unit double glazed windows and double glazed french doors providing views and access to the rear garden area. There are multi single glazed windows along the side elevation and a rear entrance door.
Wall light points.
Radiators.
Solid panel wood flooring.
This is more like a sun/garden room.

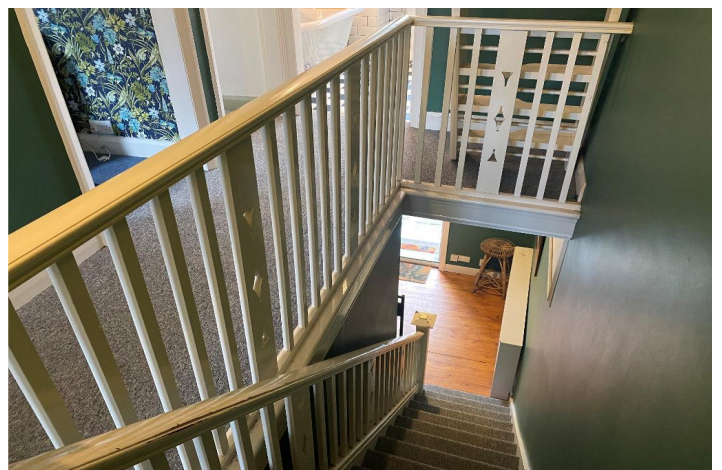


Cloakroom - 2 piece suite comprising of a wall mounted wash hand basin and low flush WC.
Extractor fan.
Wall light point.
Storage space with shelving.
Solid panel wood flooring.

First Floor

Landing - Spindle rail enclosure, high level picture rail and a fixed stair case to a boarded loft area.

Bedroom One - 16' 3" x 9' 8" (4.97m x 2.95m) Extremes to Extremes plus recess



Sealed double glazed bay window with aspect over the front garden area.

Ornate bedroom fire place for display purposes only.

Recessed storage space with hanging rail.

Radiator.

Bedroom Two - 11' 0" x 12' 0" (3.36m x 3.66m) Extremes to Extremes

Double glazed window with aspect over the rear garden area,.

Cupboard housing the gas central heating boiler.

Bedroom Three - 14' 2" x 9' 9" (4.33m x 2.99m) Extremes to Extremes

Double glazed window with aspect over the rear garden area.

Ornate bedroom fire place with over mantel and open display niche.

Radiator.

Bathroom - White five piece suite comprising of a free standing roll top bath, pedestal wash hand basin, low flush WC, matching Bidet, walking shower enclosure with an electric shower over and a brick effect tiled splash back shower surround.

There are chrome fittings to the sanitary wear and to the bath is a Victorian style shower attachment all with a contrasting tiled surround.

Double glazed opaque windows.

Radiator.

Landing/loft area - A fixed stair case leads from the main landing with a paddle stair case to the boarded loft space, the boarded loft has light points

Council tax band: B

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		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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