

## 2 Bedroom Terraced House

Regina Crescent, Victoria Avenue, Hull, HU5 3EA

£215,000



- OPEN PLAN LIVING • BRIGHT AND SPACIOUS • MODERN AND TASTEFUL FINISH THROUGHOUT •
- HIGHLY SOUGHT AFTER AREA • 2 BEDROOMS • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING







## 2 Bedroom Terraced House

£215,000

Regina Crescent, Victoria Avenue, Hull, HU5 3EA

A truly outstanding property which is tucked away within a highly sought after residential villa just off the ever popular tree lined Victoria Avenue.

This superb property has been lovingly redesigned by the present owners creating a successful blend of the original character together with a modern tasteful and stylish finish to all rooms.

This bright and spacious property really does have it all!

The super smart appealing accommodation is arranged to 2 floors and briefly comprises of an entrance hall with built-in under stairs storage space, extending through from the hall is an impressive open plan living area thoughtfully designed to maximise on space much needed for day to day living. Flowing perfectly from room to room is a bay windowed lounge, attractive breakfast kitchen which extends through to a sun/garden room providing lovely views and access to the rear garden area, conveniently placed just off the garden room is a utility and separate ground floor cloaks/W.C.

To the first floor there are 2 aesthetically pleasing bedrooms and a bathroom with a quality 4 piece suite to include a separate shower enclosure and soft contrasting tiled surround.

Outside to the rear the garden has been laid for ease of maintenance and further to create a patio/seating area.

The garage has been converted to accommodate versatile use as an office, gym or hobbies space. The garage can easily be returned to an off road parking space with easy access directly from Victoria Avenue.

As one would expect from a property of this calibre there is a gas central heating system and double glazing.

A very special property- one definitely not to be missed! Discerning purchasers should not hesitate to view this amazing property.

## Location

Regina Crescent is a highly sought after area with so much to offer with all amenities much needed for day to day living which are practically on the doorstep.

The Avenues conservation area is highly desirable and well known for many historic landmarks to include recently installed Victorian style fountain.

Busy local shopping centres are just a short distance from the property however, for a more extensive shopping experience the Hull city centre and the village of Cottingham are just a short commute from the property. The area is also well served with public transport connections and there are schools, colleges and academies close by. The University of Hull is conveniently accessed along the neighbouring Cottingham Road.

The area is also well known for it's busy vibrant, multi-cultural cafe bars and restaurants nearby perfect for meeting with family and friends!

## Property Description

### Ground Floor

**Front Entrance** - Double glazed front entrance door leads through to the entrance hall, spindle stair case to the first floor.

Fitted storage cupboards to the under stairs recess.  
Oak grained effect panel wood flooring.

### Open Plan Dining Kitchen - 18' 0" x 9' 6" (5.5m x 2.91m)

Extremes to extremes.

Glazed partition screen window looking through to the sun room.

Range of country style, base, drawer and wall mounted units and built in display or storage shelving

Solid wood work surface with a deep ceramic sink and barrel, mixer tap over and contrasting tile surround.

Niche for a Range cooker with extractor fan over and tiled splash back surround.

Space for an upright fridge freezer and plumbing for a dish washer.

Space for a dining table.

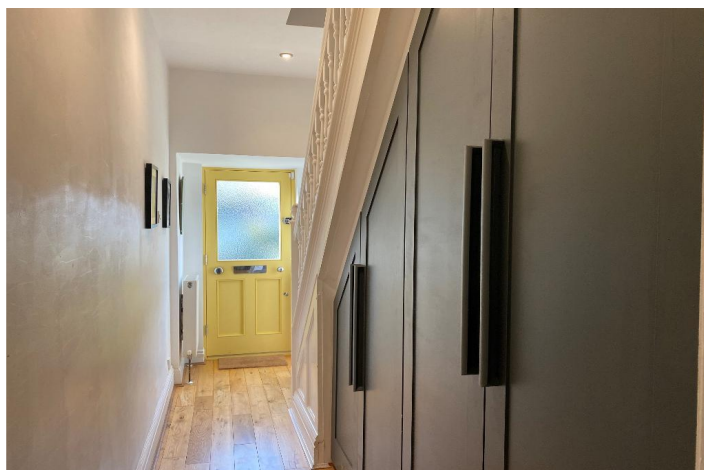
Radiator.

### Lounge - 16' 0" x 12' 2" (4.9m x 3.71m) Extremes to extremes.

Accessed via an open arch.

Double glazed leaded bay window with aspect over the front garden area.

Fitted storage shelving to the recesses with low level, built in storage cupboards.





Fireplace with open rustic niche for a log burning stove and tiled hearth.

Radiators, ceiling rose, cornice and oak grained effect panel flooring.

**Garden/sun room - 12' 8" x 9' 5" (3.88m x 2.89m)**

Extremes to extremes.

Double glazed French doors with matching side screen windows providing views and access to the rear garden and patio beyond.

Built in storage shelving/display areas, radiators.

Fitted Velux skylight windows.

**Utility Area/cloak room -** Plumbing for automatic washing machine.

Wall mounted gas central heating boiler.

Double glazed opaque window.

Coordinating ceramic tiled flooring.

Cloakroom/WC with a white two piece suite comprising of a wash hand basin and low flush WC.

Fitted Velux skylight window, extractor fan and radiator.

**First Floor**

**First floor landing -** Loft hatch through to the roof void with pull down ladder.

**Bedroom One - 14' 8" x 15' 11" (4.49m x 4.86m)** Extremes to extremes narrowing to 3.85m.

Double glazed, leaded bay window with aspect over the front garden area.

Fireplace with over mantle and tiled hearth.

Built in storage cupboard with shelving.

High level picture rail, radiators.

**Bedroom Two - 9' 8" x 9' 5" (2.97m x 2.88m)** Extremes to extremes.

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

High level picture rail and radiator.

**Bathroom -** White four piece suite comprising of a free standing roll top bath with Victorian style shower attachment.

Built in vanity wash hand basin with storage space beneath and tiled splash back surround and low flush WC.

Chrome fittings to the sanitary ware and recessed downlighting, coordinating ceramic tiled flooring and extractor fan.

Walk in shower enclosure, fully tiled and with a rain water shower head.

Double glazed safety window.



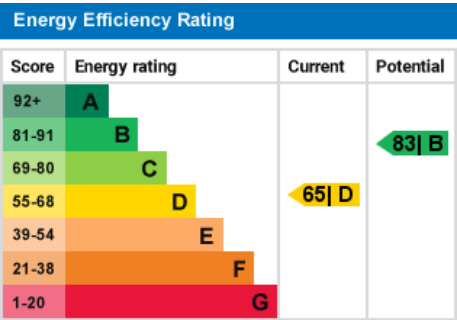
Upright towel rail/radiator.

Exterior

**Outside Area** - Flag stone patio/seating area.  
Garden has been laid with fine stone gravelling for ease of maintenance.  
Conveniently placed within the rear boundary is a detached converted garage, currently being used as an office/computer study area.

To the side of the garage is a flag stone paved area, with a high level boundary fence and a high level access gate, which could be used as a pull on drive or hard standing area.  
External water supply and external lighting.

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.



