

3 Bedroom Terraced House

Park Ave, HULL, HU5 4DE

£295,000



- EXCEPTIONALLY WELL PRESENTED PROPERTY • TRADITIONAL & CHARACTERFUL • PRESENTED TO A HIGH STANDARD THROUGHOUT • MANY PERIOD FEATURES • 3 BEDROOMS • LOG BURNING STOVE • DESIRABLE AVENUES LOCATION • MUST BE VIEWED





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Home Estates are delighted to offer to the market this exceptionally well presented traditional residence. A very special property - discerning purchasers should not hesitate to view this appealing property which is presented to the highest standard and exudes so much charm and character with a successful blend of the original period features and requirements for day to day living.

The super smart property is arranged to 3 floors with an appealing tasteful finish which is sympathetic to the properties era. The accommodation briefly comprises of a canopied entrance porch which leads through to a lovely welcoming entrance hall, extending through from the entrance hall is a pleasant bay windowed lounge with an attractive log burning stove fire adding a cosy focal point to the room. There is a rear sitting room or formal dining room also with an attractive feature fireplace and patio doors providing lovely views and access to the rear garden areas. Extending directly from the entrance hall is a superb breakfast kitchen with a matching range of attractive traditional units which are further complimented with solid wood worksurfaces, a matching breakfast bar and tasteful coordinating fixtures and fittings. This is a very well planned domestic preparation area with space for informal dining. Extending through from the main kitchen area is a utility recess and ground floor cloaks/W.C. with a white 2 piece suite. A lovely feature to the ground floor is a glazed conservatory bringing the outdoor areas in to this bright and spacious leisure area.

To the first floor there are 3 generously proportioned bedrooms which are all accessed from a split level landing. The bedrooms are all double sized and the master bedroom is particularly generously proportioned with lovely views over Park Avenue. Also, accessed from the main landing is a bathroom which has also been the subject of a sympathetic refurbishment with a quality classic style 3 piece suite to include a claw and ball foot bath with a shower over the bath all with matching sanitary ware and attractive soft contrasting tiled surround. A fixed staircase from the main landing leads to a very spacious boarded loft - a very versatile space ideal for home office, computer study area or hobbies area. There is a fitted Velux window, power, light and storage space to the eaves. This creates a very useful addition to the property.

Outside to the rear the attractive established gardens serve to enhance the overall presentation throughout laid mostly with a feature York stone patio/seating area with superb shaped borders and beds housing an impressive display of mature trees, plants, flowers and shrubs with water features inset. A great place in which to relax or for entertaining with family and friends or for summer barbeques.

The detached garage is conveniently situated within the rear boundary with a service door from the main garden area.

There is a gas central heating system (recently fitted boiler) and majority double glazing.

The property has many other endearing features which are too numerous to mention.- A thoroughly impressive property well worthy of internal viewing.

Location

The property is perfectly placed within a highly desirable conservation area surrounded with many historic landmarks and places of interest. This lovely bay fronted property is set back from the road with an attractive grassed and treelined divide. Park Avenue is ideally located within a very convenient proximity for all amenities. There are busy independent local traders within walking distance however, for a more extensive shopping experience Cottingham village and Hull city centre are just a short commute from the property.

Regular public transport connections provide easy access in and out of the city and for those with a growing family the area is well served with highly reputable schools, colleges and academies. The University of Hull is conveniently accessed along the neighbouring Cottingham Road.

Other amenities include a doctors surgery, a health centre, library and easy access to the MKM Stadium and the Hull Royal Infirmary. For those wishing to meet with family and friends the area renowned for it's busy and vibrant multi-cultural cafe bars and restaurants - A superb mix of cosmopolitan eating and meeting places right on the doorstep!

The historic Pearson Park is also within walking distance having undergone recent upgrading with an attractive bandstand, botanical garden and children's play park.

All in all a great place to live!

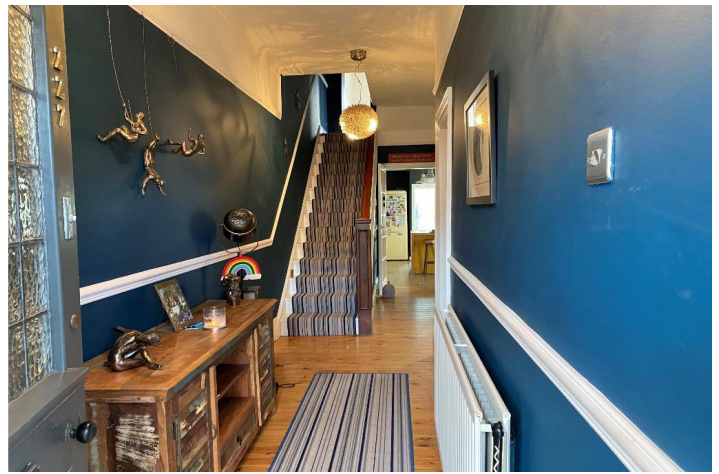
Property Description

Ground Floor

Entrance - Canopied partially brick built entrance porch with tiling to floor.
Leading to a front entrance door with glazed and leaded stained glass feature paneling, matching overhead screen and side screen windows leading through to the entrance hall...

Entrance Hall - Spindle staircase off to first floor.
High level picture rail.
Mid level dado rail.
Cornice.
Radiator.
Solid panel wood flooring.

Lounge - 15' 3" x 13' 6" (4.67m x 4.13m) Extremes to extremes.



Deep multi-paned bay window with aspect over the front garden area.
 Rustic brick niche within the chimney breast with an oak over mantle housing a log burning stove fire on a hearth.
 High level picture rail.
 Ceiling rose.
 Cornice.
 Radiator.
 Solid panel wood flooring.

Rear Sitting Room/ Dining Room - 14' 1" x 12' 6" (4.31m x 3.82m) Extremes to extremes.

Double glazed patio doors providing views and access to the rear courtyard and gardens beyond.
 Fireplace with canopied open grate for display purposes only and tiled hearth.
 Mid level dado rail.
 High level picture rail.
 Radiator.
 Solid panel wood flooring.

Dining Kitchen - 15' 10" x 10' 2" (4.83m x 3.1m) Extremes to extremes.

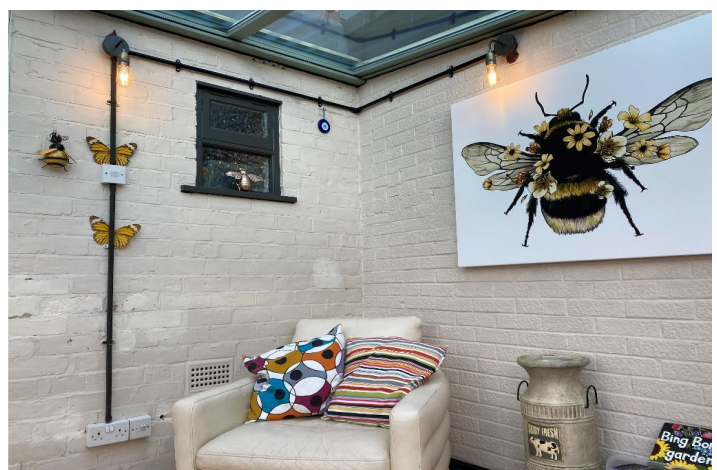
Double glazed windows with aspect over the rear courtyard area.
 Range of matching country style base, drawer and wall mounted units. Solid wood work surface and space for a range style cooker with a stainless steel funnel hood extractor fan over and a contrasting tiled splash back surround. A further solid wood work surface with a single drainer sink unit and deep belfast style sink with swan neck mixer tap over.
 Full length spice/storage area.
 Understairs cloaks recess and meter cupboard.
 Built-in and matching solid wood breakfast bar.
 Space for an upright fridge freezer.
 Laminate flooring.

Utility Area - Extending from the dining kitchen via an inner vestibule...

Cupboard housing the gas central heating boiler.
 Plumbing for automatic washing machine.
 A further double glazed window looking out over the rear courtyard area.
 Multi-paned door through to the conservatory.

Ground Floor Cloakroom - Accessed from the rear vestibule..

2 piece suite comprising of a wall mounted wash hand basin and low flush W.C.
 High level storage cupboard.
 Chrome fittings to the sanitary ware.



Glazed opaque window.

Conservatory - Double glazed windows and double glazed french doors providing views and access to rear patio and gardens beyond.

Wall light points.

Solid wood panel flooring.

First Floor

Landing - Split level landing with a spindle rail enclosure.

Fixed staircase off to a very spacious boarded loft area.

Bedroom One - 17' 5" x 15' 8" (5.33m x 4.78m) Extremes plus recess to extremes.

Deep bay window with aspect over the front garden areas. Further window adjacent to the bay.

Built in robe.

High level picture rail.

Cornice.

Radiator.

Bedroom Two - 11' 7" x 11' 4" (3.55m x 3.46m) Extremes to extremes plus recess.

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

Built in storage cupboard with shelves.

Radiator.

Bedroom Three - 11' 11" x 10' 3" (3.65m x 3.13m) Extremes plus door access to extremes.

Double glazed window with aspect over the rear garden area.

Radiator.

Solid panel wood flooring.

Bathroom - White 3 piece suite comprising of a claw and ball foot bath with an electric shower over and contrasting tiled surround, matching pedestal wash hand basin and low flush W.C.

Chrome fittings to the sanitary ware.

Classic style radiator/towel rail.

Double glazed opaque window.

Coordinating ceramic tiled flooring.

Second Floor

Boarded Loft Space - 17' 3" x 11' 8" (5.27m x 3.58m) Extremes to extremes.

Fitted Velux skylight window with storage space to eaves. Power and light.

Exterior

Rear Courtyard and Garden - Courtyard with feature York stone paving all been laid for ease of maintenance.

Enclosed with a high level brick perimeter wall and high level timber perimeter fencing.

Main garden area has also been laid with feature York stone paving with shaped flower and shrub borders housing numerous established trees, plants, flowers and shrubs.

Water feature.

A path extends to the rear where there is a detached garage. The garage has up & over door, power, light and a service door from the main garden area.

To the rear is a high level timber boundary fence and matching access gate.

Accessed may be gained from Park Avenue.

Front Garden - Laid with fine stone chippings for ease of maintenance with established trees inset and bushes.

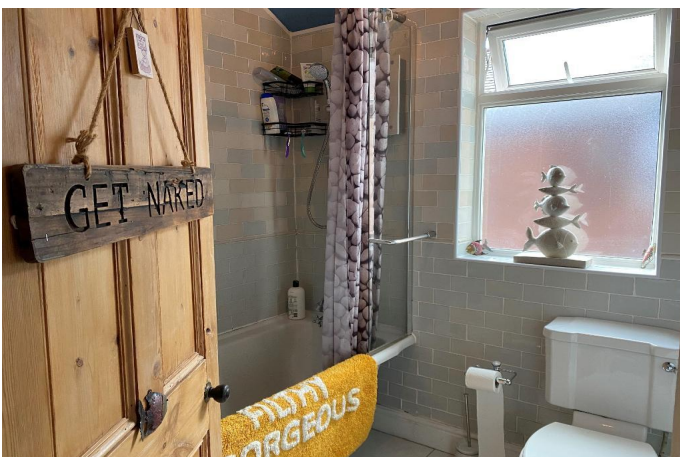
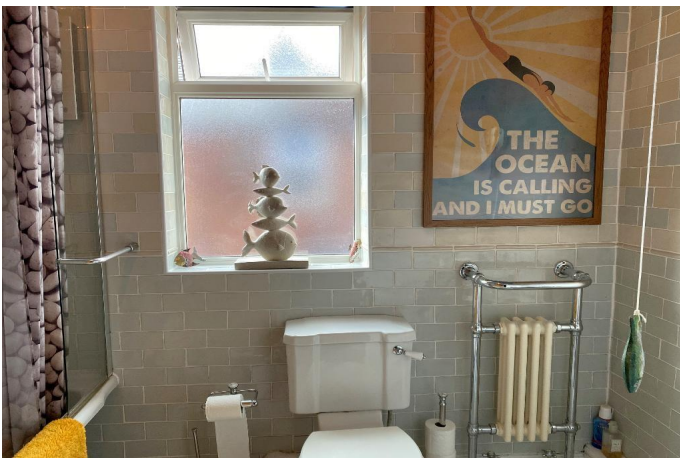
The garden is enclosed with low level brick boundary and perimeter wall also with wrought iron railed feature and

matching access gate.

Council tax band: C

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		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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