



**3 Bedroom**

Bricknell Avenue, Hull, HU5 4QJ

Offers Over

**£260,000**



- TRADITIONAL BAY FRONTED PROPERTY
  - CHARACTERFUL AND SPACIOUS ACCOMMODATION
  - GENEROUSLY PROPORTIONED GARDENS
  - GROUND FLOOR W.C. & UTILITY AREA
  - 3 BEDROOMS PLUS BOARDED LOFT
  - OFF-ROAD PARKING
  - GAS CENTRAL HEATING SYSTEM
  - DOUBLE GLAZING
- MUST BE VIEWED





### 3 Bedroom Semi Detached House

Bricknell Avenue, Hull, HU5 4QJ

Offers Over

**£260,000**

This is a perfect opportunity to acquire a spacious traditional bay fronted property which is ideally located with a generously proportioned garden sweeping round to 3 sides facing Bricknell Avenue, running through to Burniston Road.

This lovely characterful traditional semi detached house is arranged to 2 floors with spacious living accommodation and external gardens.

The bright and spacious accommodation briefly comprises of an entrance hall which leads through to a generously proportioned bay windowed lounge with a dining area. French doors provide lovely views and access to the rear garden area.

The kitchen has a matching range of units which are further complemented with coordinating fixtures and fittings. Conveniently situated to the rear entrance lobby is a ground floor W.C. and utility area.

To the first floor there are 3 aesthetically pleasing bedrooms and a modern family bathroom with a quality 3-piece suite, providing a shower over the bath and soft contrasting tiled surround.

A very useful and versatile addition to the property is a boarded loft which is accessed from the main landing via a fixed staircase. This area is ideal for use as a home office, study area or simply for extra storage space.

Outside to the rear the garden sweeps through to 3 sides and serves to enhance the overall presentation throughout. The rear garden is multi faceted with a raised decking patio/seating area. The garden has been mainly laid to lawn for ease of maintenance and further to create a play area and leisure area.

The garage is conveniently situated within the rear boundary with a service door from the main garden area. Additionally, there is an additional off-road parking space to the garage approach and may be accessed from Burniston Road.

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

Internal viewing is not only highly recommended but is essential in order to appreciate the size and standard of the accommodation offer.

Must be viewed!

## Location

Bricknell Avenue is a highly sought-after residential area well known for its wealth of amenities much needed for day-to-day living.

The area is well served with a wealth of local amenities. There are busy local shopping centres close by however, for a more extensive shopping experience, Hull city centre and the neighbouring village of Cottingham is just a short commute from the property. For the growing family there are highly reputable schools, colleges and academies all within walking distance.

Regular public transport connections provide easy access to the city centre and surrounding areas. Hull university, the Hull Royal Infirmary and Castle Hill Hospital are also easily accessed from the property. Other amenities include a post office, doctors surgery and a library.

For those wishing to spend quality leisure time with family and friends there are many interesting well visited café bars and restaurants to choose from along the neighbouring Chanterlands Avenue and Princess Avenue.

All in all a great place to live!

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door with matching side screen windows leads through to the entrance hall..

**Entrance Hall** - Spindle staircase off to first floor.  
Built-in meter/storage cupboard.  
Under stairs cloaks recess.

Wall light point.

Coving.

High level Delph rack.

Radiator.

Laminate flooring.

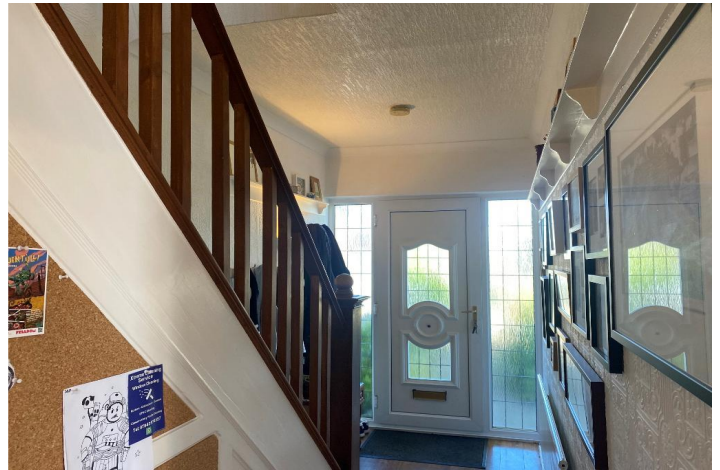
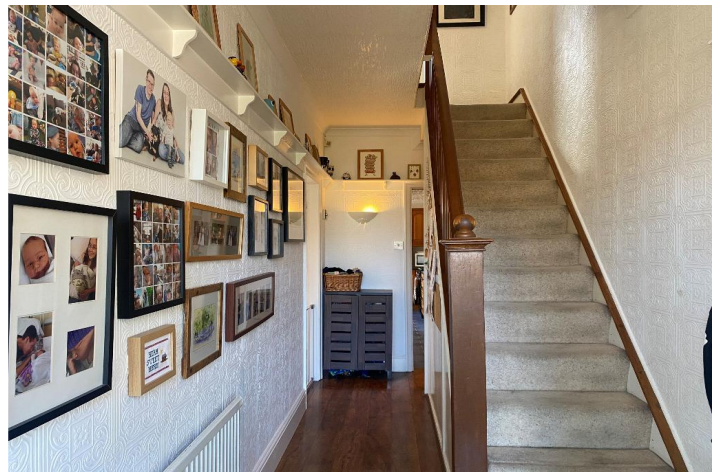
**Through Lounge/Dining Area** - 28' 7" x 12' 0" (8.72m x 3.68m) Extremes to extremes.

Dual aspect..

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

Double glazed french doors with overhead screen windows providing views and access to the rear patio and gardens beyond.

Fireplace housing an electric fire on a hearth.



Built in open display shelving.  
High level ornate coving.  
Ceiling roses.  
Radiators.  
Laminate flooring.

**Kitchen - 14' 3" x 10' 7" (4.36m x 3.23m)** Extremes plus door access to extremes.

Double glazed window with aspect over rear garden area.

Range of matching base, drawer and wall mounted units with open display shelving and matching glazed display cabinet.

Space for a range master cooker with stainless steel funnel hood extractor fan over and a contrasting tiled splash back surround.

Built-in 1&1/2 bowl single drainer sink unit with mixer tap over also with a tiled splash back surround.

Plumbing for dishwasher.

Space for upright fridge/freezer.

Coving.

Radiator.

Coordinating ceramic tiled flooring.

**Rear Entrance Lobby/Laundry Area** - Plumbing for automatic washing machine with a roll edged laminate work surface above.

Wall mounted gas central heating boiler.

Double glazed rear entrance door.

**GF Cloaks/W.C.** - White 2 piece suite comprising of a wall mounted wash hand basin and low flush W.C.

Partial tiling to the walls and floor.

Coving.

Double glazed opaque window.

## First Floor

**Landing** - Fixed staircase off to a boarded loft space.

**Bedroom One - 14' 6" x 9' 9" (4.43m x 2.99m)** Extremes to extremes.

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

Feature paneling to the walls.

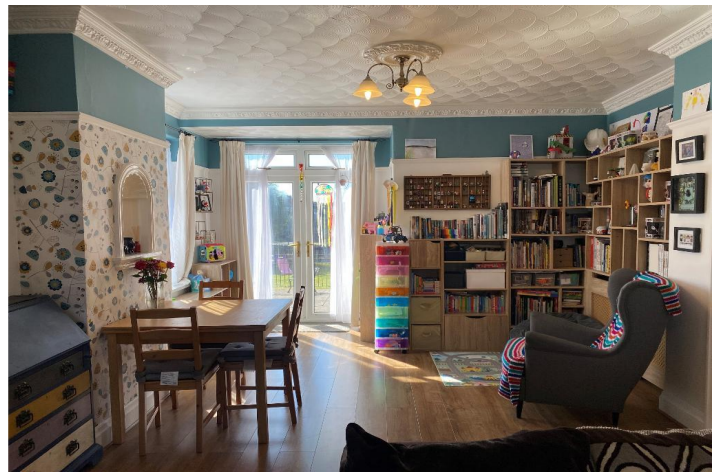
Built in wardrobes with matching overhead storage units.

Radiator.

Laminate flooring.

**Bedroom Two - 13' 11" x 9' 4" (4.26m x 2.86m)** Extremes to extremes narrowing to 2.49m.

Dual aspect double glazed windows with aspect over the rear garden areas.



Built in storage cupboard with matching overhead storage unit.

High level picture rail.

Coving.

Radiator.

**Bedroom Three - 7' 8" x 6' 5" (2.37m x 1.96m)** Extremes to extremes.

Double glazed oriel style window with aspect over the front garden area.

High level storage units and open display shelving.

Coving.

Radiator.

**Bathroom** - 3 piece suite comprising of a panel bath with an electric shower and rain water shower head & fixed shower screen, built-in vanity wash hand basin with storage space beneath and built-in low flush W.C. all with a contrasting tiled brick effect splash back surround.

High gloss fitted unit with open display shelving.

Double glazed opaque windows.

Chrome effect upright towel rail/radiator.

Chrome fittings to the sanitary ware.

## Second Floor

**Boarded Loft Space** - Fixed staircase from the main landing.

Fitted rail enclosure.

Fitted Velux skylight window.

Power and light.

## Exterior

**Rear Garden** - Raised decking patio with dwarf wall and flower and shrub border. This is high level and raised. The garden has also been laid with a further patio/seating area and the garden is laid to lawn with raised flower and shrub borders to the perimeter.

The detached garage has a roller shutter door and is set within the rear boundary.

To the approach to the garage there is a further parking space.

To the rear is a high level timber gate leading out to the garage apron.

Wrought iron railed divide to the main garden area.

High level security gate and matching enclosed fencing belonging to the property itself.

There is an easement on the deeds stating that the garage which sits at the head of the drive belongs to the neighbour but only for a right of way.

**Side Elevation** - A path extends along the side elevation where there is also a high level timber gate leading out to the front garden area.

To the side elevation the garden is enclosed with a high level timber perimeter and boundary fence.

**Front Garden** - Mainly laid to lawn with well stocked borders and beds housing numerous established plants, flowers and shrubs.

The garden has a low level brick boundary wall with wrought iron railed enclosure and matching access gate.

**Council tax band: C**

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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.

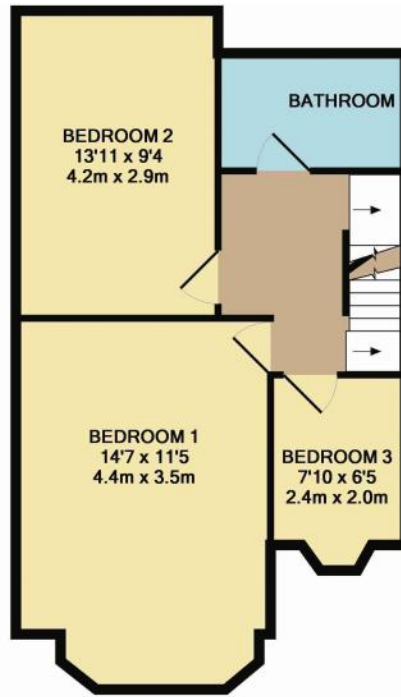




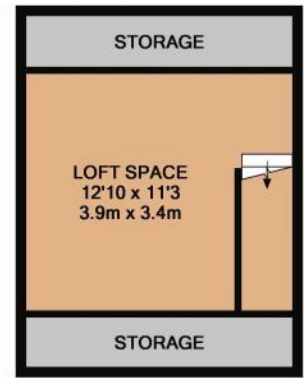




GROUND FLOOR  
APPROX. FLOOR  
AREA 673 SQ.FT.  
(62.5 SQ.M.)



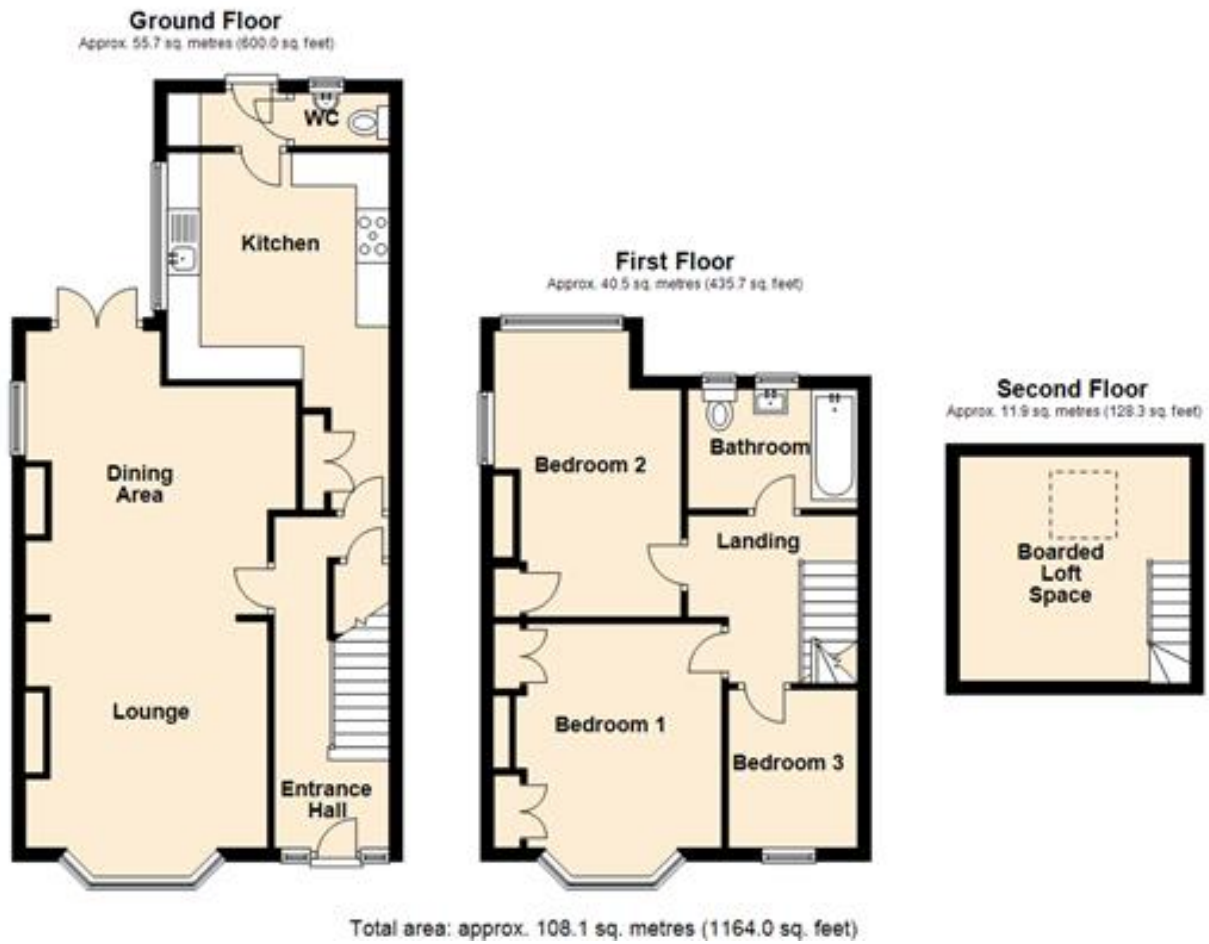
1ST FLOOR  
APPROX. FLOOR  
AREA 502 SQ.FT.  
(46.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 214 SQ.FT.  
(19.9 SQ.M.)

BRICKNELL AVENUE, HULL  
TOTAL APPROX. FLOOR AREA 1389 SQ.FT. (129.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



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