

## 4 Bedroom Semi Detached House

Park Ave, HULL, HU5 3ET

£385,000



- ONE NOT TO BE MISSED
- LOCATED IN CONSERVATION AREA
- TASTEFUL AND STYLISH THROUGHOUT
- MANY ORIGINAL FEATURES
- ARRANGED TO 3 FLOORS
- 3 RECEPTIONS ROOMS
- 4 BEDROOMS
- 2 BATHROOMS & A GF WC
- GAS CENTRAL HEATING SYSTEM
- MAJORITY DOUBLE GLAZING





## 4 Bedroom Semi Detached House

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Discerning purchasers should not miss this opportunity to acquire this most appealing property, which is perfectly placed within this prestigious and highly sought after conservation area. Internal viewing is absolutely essential and highly recommended in order to appreciate the tasteful and stylish presentation of the property on offer.

The accommodation is arranged to 3 floors with an appealing configuration flowing beautifully from room to room. The present owners have further enhanced many of the original features with a stylish blend of additional and original features.

The highly impressive internal accommodation is arranged to 3 floors with an entrance porch, entrance hall, stunning lounge with a marble ornate fireplace creating a lovely focal point to this room. There is a separate dining room, fitted kitchen with integrated appliances and separate GF WC. An impressive feature within the ground floor is a spacious sun/garden room ideal for entertaining with friends and family!

To the first floor, there are 3 spacious, aesthetically pleasing bedrooms and a family bathroom.

To the second floor is a further double bedroom with a shower room, adjacent- ideal as a guest suite or teenage living accommodation.

Outside to the rear, the mature garden is mainly laid to lawn with well stocked borders and beds housing numerous established trees, plants, flowers and shrubs. Conveniently situated within the rear boundary, there is a detached garage with power, light and service door from the main garden. Additionally, as one would expect for property of this calibre, there is a gas central heating system and majority double glazing. There are many other interesting additional features too numerous to mention.

A very special property, one not to be missed!

## Location

The property is located within a lovely tree lined setting surrounded with a wealth of local historic landmarks. Busy independent shopping centres close by are ideal for day-to-day shopping however, Hull city centre is just a short commute from the property for a more extensive shopping experience.

For the growing family, there are highly reputable schools, colleges and academies nearby. The University of Hull is also close by along the neighbouring Cottingham Rd.

As one would expect, there are many other amenities close by to include a doctor's surgery, post office, library, and easy access to the Paragon road and rail interchange and Hull Royal Infirmary.

The Avenues have a unique community spirit with many events throughout the year.

The historic Pearson Park and children's play park are within walking distance from the property.

For those wishing to spend quality leisure time with friends and family, you will be spoilt for choice as there are many busy, vibrant and well visited multicultural cafe bars and restaurants to choose from along the neighbouring Princes Avenue, which extends through to Newland Avenue.



## Property Description

### Ground Floor

**Entrance** - Front entrance door with feature stained glass and leaded opaque windows and stained and leaded side screen window leading through to the entrance porch/cloaks area.

High level picture rail.

A further part glazed stained and leaded entrance door leads through to the entrance hall...

**Entrance Hall** - Spindle staircase off to the first floor.

High level picture rail with ornate frieze work.

Coving.

Feature paneling to mid level.

Under stairs meter cupboard.

Classic style radiators.

Solid panel wood flooring.

**Lounge** - 16' 1" x 13' 0" (4.91m x 3.97m) Extremes to extremes. Irregular shaped.

Deep bay window with aspect over the front garden area.

Ornate marble fireplace with over mantle and arched open grate for solid fuel fire and matching marble



hearth.  
High level delf rack.  
Ornate frieze.  
Feature paneling to the ceiling with ornate detail.  
Cornice.  
Classic style upright radiator.

**Rear Sitting Room - 16' 4" x 12' 1" (5m x 3.69m)** Extremes to extremes.

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

Ornate fireplace with mirrored over mantle and niche for display purposes only on hearth.

High level delf rack with ornate frieze.

Feature ornate patterning to the ceiling.

Classic style upright radiator.

Solid panel wood flooring.

**Kitchen - 17' 5" x 11' 4" (5.31m x 3.47m)** Extremes plus door access to extremes.

Double glazed window with aspect over the rear courtyard area.

Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.

Matching glazed display cabinets.

Coordinating high gloss roll edged laminate work surface housing a 1&1/2 bowl single drainer sink unit with a mixer tap over and a matching splash back surround.

A further high gloss work surface houses a 5 burner hob, built-in double oven beneath and extractor fan over also with a contrasting tiled splash back surround.

Plumbing for automatic washing machine.

Integrated dishwasher.

Space for American style fridge freezer.

Coordinating ceramic tiled flooring.

**Dining Room/Sun Room - 11' 11" x 9' 9" (3.65m x 2.99m)** Extremes to extremes.

Dual aspect double glazed windows looking out over the rear garden area.

Radiator.

Coordinating ceramic tiled flooring.

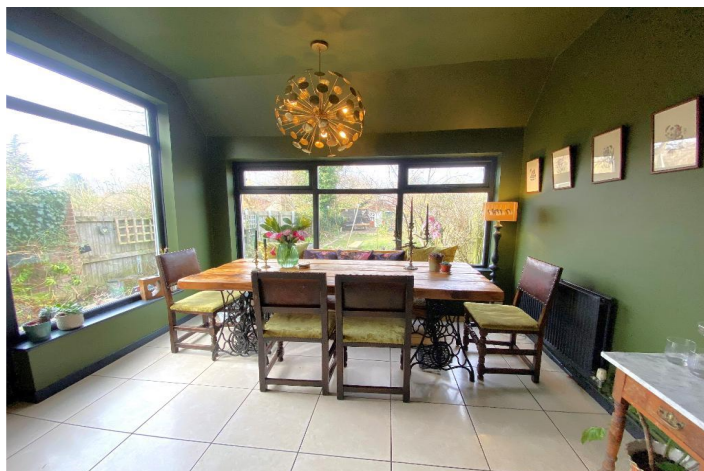
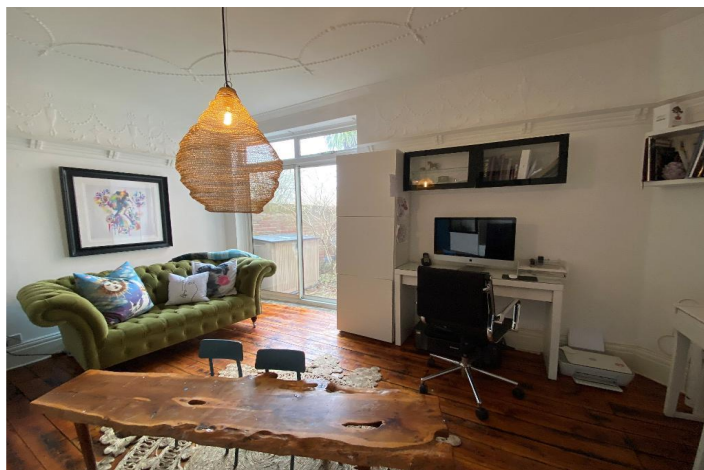
Double glazed rear entrance door providing views and access to the rear patio and gardens beyond.

**GF WC -** White 2-piece suite comprising of a corner wash hand basin and low flush W.C. with tiled splash back surround.

Chrome fittings to the sanitary ware.

Glazed opaque window.

High level cupboard housing the gas central heating



boiler.  
Coordinating ceramic tiled flooring.

## First Floor

**Landing** - Glazed and leaded window looking out over the front garden area.  
Low level feature paneling.  
Wall light points.  
Split level with a spindle rail enclosure.  
Arched inner hall to the further bedrooms..

**Bedroom One** - *13' 0" x 12' 11" (3.97m x 3.94m)* Extremes to extremes. Irregular shaped.  
Double glazed and leaded windows with aspect over the front garden area.  
High level picture rail with frieze.  
Ornate detail to the ceiling.  
Ceiling rose.  
Fireplace for display purposes only with an over mantle.  
Radiator.

**Bedroom Two** - *16' 5" x 12' 4" (5.01m x 3.77m)* Extremes to extremes. Irregular shaped.  
Window with aspect over the rear garden area.  
Fireplace with over mantle and grate for display purposes only and tiled hearth.  
High level picture rail.  
Coving.  
Radiator.  
Solid panel wood flooring.

**Bedroom Three** - *11' 5" x 10' 3" (3.49m x 3.13m)* Extremes to extremes. Irregular shaped.  
Sash window with aspect over the rear courtyard area. Built-in storage cupboard.  
Fireplace with over mantle and open display niche and tiled hearth.  
High level delf rack.  
Ornate detail to the ceiling.  
Classic style radiator.  
Further door through to the eaves, with separate storage area and Velux skylight window.  
Solid panel wood flooring.

**Bathroom** - White 3-piece suite comprising of a P-shaped panel bath with a chrome effect shower over and fixed shower screen, wall mounted wash hand basin and low flush W.C.  
Chrome fittings to the sanitary ware.  
Glazed opaque windows.  
Radiator.  
Coordinating ceramic tiled flooring.

## Second Floor

**2nd Floor Landing** - Spindle rail enclosure.  
Split level.  
Fitted skylight window.

**Bedroom Four** - *16' 6" x 12' 10" (5.03m x 3.93m)* Extremes to extremes.  
Split level.  
Double glazed fitted Velux skylight window.  
Glazed and leaded sealed unit window looking out over the front garden area.  
Low level storage space to the eaves.

Feature glazed storage cabinet.  
Fireplace with a open grate for display purposes only, and a tiled hearth.  
Radiator.

**Shower Room** - 3-piece suite comprising of a walk in shower enclosure with electric shower over, wall mounted wash hand basin and low flush W.C.  
Chrome fittings to the sanitary ware.  
Wall light points.  
Low level storage space.  
Fitted Velux skylight window.  
Radiator.  
Coordinating tiled flooring.

## Exterior

**Rear Garden** - Outside to the rear is a raised patio and steps leading down to the main garden.  
The main garden is mainly laid to lawn with shaped borders and beds housing numerous established trees, plants, flowers and shrubs.  
A path extends to the rear.  
The rear has been laid with fine stone chippings for ease of maintenance.  
The garage is situated within the rear boundary. Garage is detached with a service door from the main garden area.  
There's also an access gate which leads through to the rear access which is security gated from the main Avenue.  
  
The courtyard area is enclosed with a high level brick boundary wall.  
External water supply.

## Council tax band: D

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.

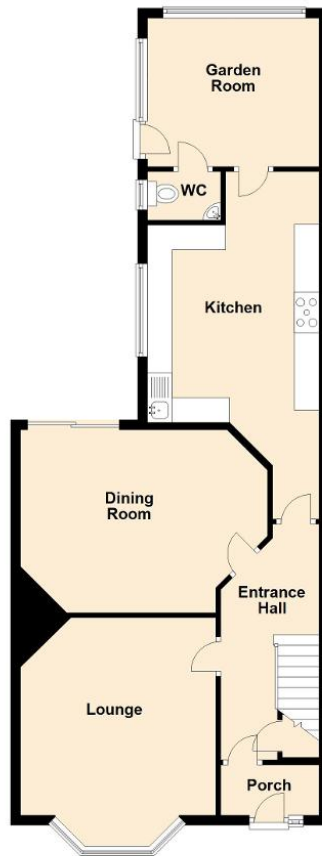






### Ground Floor

Approx. 76.3 sq. metres (821.4 sq. feet)



Total area: approx. 180.8 sq. metres (1945.9 sq. feet)

### First Floor

Approx. 72.2 sq. metres (776.7 sq. feet)



**Second Floor**  
Approx. 32.3 sq. metres (347.7 sq. feet)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		



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