

3 Bedroom

Marlborough Avenue, Hull, HU5 3JU

£310,000



- SUPERIOR PROPERTY • INTERNAL VIEWING IS A MUST! • OPEN PLAN LIVING • QUALITY FIXTURES AND FITTINGS • 3 BEDROOMS • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM





3 Bedroom Terraced House

£310,000

Marlborough Avenue, Hull, HU5 3JU

If ever a property was deserving of an internal viewing this superior property is definitely the one!

The property has been the subject of tasteful improvements with extended ground floor accommodation, creating a beautifully styled ground floor configuration which flows easily from room to room.

The supersmart accommodation is arranged to 2 floors and briefly comprises of an entrance hall, which leads through to a highly impressive ground floor area with a stylish lounge which opens through to a further room - all open plan.

There is a quality fitted kitchen with a range of units which are further complemented with coordinating fixtures and fittings - this is a well-planned domestic preparation area with space for both formal and informal dining. Full width patio doors provide lovely views and access to the rear garden area and is perfect for entertaining with friends and family!

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

Outside to the rear the garden is mainly laid to lawn with mature well-stocked borders and beds housing numerous established plants, flowers and shrubs with a patio seating area inset.

Location

The area is highly sought-after and well known as a desirable conservation area with leafy tree line verges and interesting historic landmarks.

The "Avenues" are well known for the wealth of amenities which are practically on the doorstep or simply a short commute from the property.

There are busy local independent traders close by however, for a more extensive shopping experience, there are many busy retail parks and shopping precincts within the city centre.

Highly sought-after and reputable schools are close by and the University of Hull is just minutes away.

Other amenities in the area include a doctor's surgery, health centre, post office and library.

The "Avenues" are also well known for its unique community spirit as there are many busy, vibrant café bars and restaurants nearby.

The historic Pearson park is easily accessed along the neighbouring Princes Avenue - all in all a great place to live!

Property Description

Ground Floor

Entrance - Open entrance porch leads to a part glazed and leaded entrance door with matching overhead and side screen windows.

Entrance Hall - Spindle staircase after the first floor.

Under stairs meter cupboard and cloaks area.

Radiator.

Solid panel wood flooring

Lounge - 13' 8" x 13' 5" (4.18m x 4.1m) Extremes to extremes.

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

Wall mounted book shelves and storage space.

Feature paneling to the walls

Cornice.

Radiator.

Open Plan Rear Sitting Room - 21' 9" x 11' 10" (6.65m x 3.62m) Extremes to extremes.

Rear sitting room is open plan to the dining kitchen.

Double glazed patio doors providing views and access to the rear patio and garden beyond.

Rustic style chimney breast with open display niche.

Triple dividing doors leading through to the lounge.

Fitted skylight windows.



Recessed downlighting.
Radiator.
Solid oak wood flooring

Open Plan Dining Kitchen - 27' 0" x 7' 10" (8.23m x 2.4m)

Extremes to extremes.
Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.
Coordinating worksurface housing a stainless steel 5 burner hob with a built-in stainless steel funnel hood extractor fan over and a stainless steel splash back surround.
A further matching unit housing an oven.
A further worksurface houses a 1&1/2 bowl single drainer sink unit with mixer tap over.
Integrated dishwasher.
There is an open arch which leads through to the utility storage area..
Plumbing for automatic washing machine.
Space for a tumble dryer.
Double glazed windows providing views over the rear garden area.
Radiator.
Engineered solid wood flooring.

First Floor

Landing - Spindle rail enclosure.
Loft hatch to the roof void.

Bedroom One - 13' 5" x 11' 0" (4.1m x 3.36m) Extremes to extremes plus recess.

Multipaned bay window with aspect over the front garden area.
Built-in storage cupboard.
Rustic style chimney breast with open display niche.
Radiator.

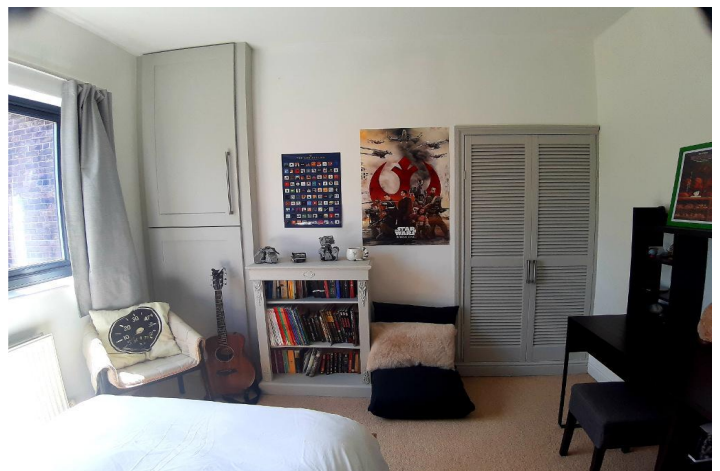
Bedroom Two - 10' 9" x 10' 8" (3.28m x 3.26m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.
Built-in double robe.
A further built-in storage cupboard which houses the gas central heating boiler.
Radiator.

Bedroom Three - 8' 8" x 7' 11" (2.66m x 2.42m) 2.66 x 2.42 Extremes to extremes.

Double glazed window with aspect over the front garden areas.
Radiator

Bathroom - White 2 piece suite comprising of a D-



shaped bath, twin his and hers ceramic vanity wash hand basins with storage space beneath.
There is a chrome effect shower over the bath with a fixed shower screen and soft contrasting tiled surround.
Chrome fittings to the sanitary ware.
Double glazed opaque window.
Recessed downlighting.
Coving.
Radiator.

W.C. - White low flush W.C.
Adjacent to the bathroom is a separate W.C. with white low flush W.C.
Double glazed opaque window.
Radiator.

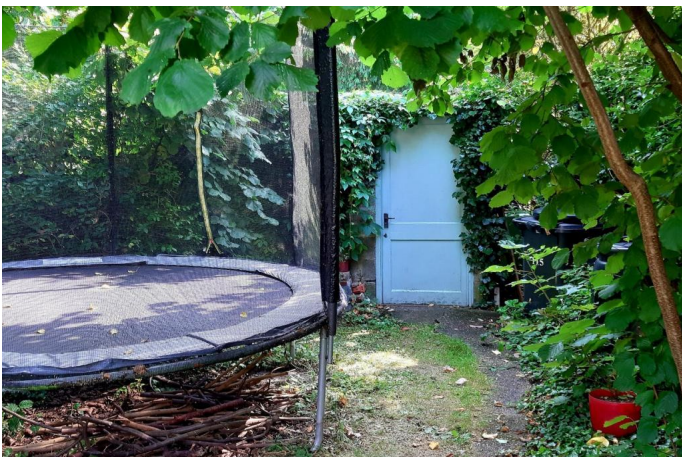
Exterior

Rear Garden - Outside to the rear there is a flagstone patio/seating area and a raised decking patio.
The garden is mainly laid to lawn with well-stocked borders and beds housing numerous established trees, plants, flowers and shrubs.
A path extends to the rear where there is a double garage with storage space. The double garage has power, light and automated garage doors
External water supply.
External lighting.
Another path extends along the side elevation. Marlborough Avenue may be accessed via a high-level gate.

Double Garage - Conveniently situated within the rear boundary is a spacious double garage/games room with power and light and automated garage door.

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



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