

4 Bedroom

Clumber St, Hull, HU5 3RL

£210,000



- DOUBLE FRONTED EDWARDIAN PROPERTY • MANY ORIGINAL FEATURES • 4 RECEPTION ROOMS & 4 BEDROOMS • PLUS BOARDED LOFT SPACE • POPULAR DUKERIES AREA • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • NO CHAIN INVOLVED • MUST BE VIEWED





4 Bedroom Terraced House

£210,000

Clumber St, Hull, HU5 3RL

This is a perfect opportunity to acquire a superb double fronted Edwardian residence. The property has so much charm and character throughout, offering all that one would expect from a property of the era. This is a fairly unique property within the Dukeries with spacious living accommodation which is arranged to 3 floors with 4 bedrooms.

The property was built circa 1903 and the present owners have sympathetically restored and retained many of the original features.

Discerning purchasers cannot fail to be impressed with the size and standard of the property on offer.

The internal accommodation briefly comprises of an entrance hall with a central staircase off to the first floor, there are two superb reception rooms with ornate fireplaces creating lovely focal points to both rooms, the kitchen is a great domestic preparation area with attractive solid wood units which are further complemented with coordinating fixtures and fittings.

Across the hall is a separate dining room perfect for entertaining with family and friends. A useful addition to the ground floor is a conservatory with a utility/laundry area. The conservatory provides lovely views and access to the rear garden.

To the first floor there are 4 aesthetically pleasing bedrooms and a family bathroom with an attractive white 3-piece suite with a shower over the bath. A separate W.C. is conveniently placed adjacent to the family bathroom.

A superb addition to the property is a very spacious boarded loft which may be accessed via a fixed staircase from the main landing. This is a versatile space ideal for use as a home office/study or hobby space or simply for extra storage.

Outside to the rear the garden serves to enhance the overall presentation throughout. The garden is mainly laid to lawn with a well-stocked borders housing numerous established plants, flowers and shrubs creating a lovely outdoor leisure area.

As one would expect from a property of this calibre there is a gas central heating system and double glazing. There are many other interesting features - too numerous to mention.

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

The property is offered with vacant possession on completion and with no chain involved. Must be viewed.

Location

The Dukeries is a highly sought-after residential area surrounded with a wealth of local amenities. There are busy local shopping centres nearby however, Hull city centre is just minutes away for a more extensive shopping experience.

The Dukeries is close to the Avenues conservation area enjoying all of the historic landmarks nearby - this includes the well visited Pearson Park and children's play park.

Regular public transport connections provide easy access to the city centre and surrounding areas.

For the growing family there are highly reputable schools, colleges academies and the University of Hull nearby.

As one would expect there is a doctor's surgery, a health centre, post office and library close by. The area also has a cosmopolitan cafe bar culture with many busy, vibrant and well visited restaurants and cafe bars along the neighbouring Princes Avenue, which extends through to Newland Avenue.

All in all a great place to live!

Property Description

Ground Floor

Entrance - Open arch entrance porch which leads to a multi-paned front entrance door with overhead screen window.

This further leads through to the entrance hall...

Entrance Hall - Central spindle staircase off to the first floor.

Under stairs cloaks recess.

Low-level built-in cupboard.

Multi-paned entrance door leading out to the rear garden area.

Cornice.

Arched corbels.

Ceiling roses.

Radiators.

Lounge - 15' 1" x 10' 6" (4.62m x 3.21m) Extremes to extremes.

Double glazed angled bay window with aspect over the front forecourt area.

Fireplace with open grate for a coal effect living flame gas fire with tiled insert and hearth.

Wall light points.

High-level picture rail.



Ceiling rose.
Cornice.
Radiator.

Sitting Room or Dining Room - 14' 10" x 11' 8" (4.54m x 3.58m) Extremes to extremes.

Double glazed angle bay window with aspect over the front forecourt area.

Open grate with a coal effective living flame gas fire and over mantel with tiled insert and high-gloss hearth.

High-level picture rail.

Ceiling rose.

Cornice.

Radiator.



Kitchen - 11' 2" x 8' 10" (3.42m x 2.7m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

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

Belling Range style cooker with an extractor fan over glazed splash back surround.

Integrated fridge.

Integrated freezer.

Dishwasher.

All of the above included in the sale.

Built-in ceramic sink with a swan neck mixer tap over also with a tiled splash back surround.

Coving.



Dining Room - 11' 2" x 11' 10" (3.42m x 3.63m) Extremes to extremes.

Double glazed French doors providing access through to the conservatory.

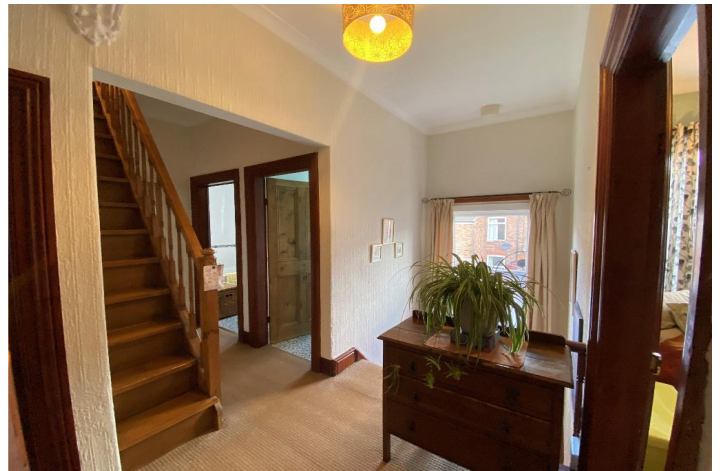
Ornate fireplace with grate housing a coal effect living flame gas fire with a tiled insert and hearth.

Tall bookshelves which are built into the recesses.

Ceiling rose.

Radiator.

Laminate flooring.



Conservatory - 11' 6" x 7' 3" (3.53m x 2.23m) Extremes to extremes.

Partially brick built.

Double glazed windows and double glazed door providing views and access to the rear garden area. The conservatory has been converted to create a utility area with a roll edged worksurface housing a single drainer sink unit with tiled splash back surround.

Plumbing for an automatic washing machine.

Low-level base units.

Wall light points.



Glazed roof lights.

First Floor

Landing - Double glazed safety window looking out over the rear garden area.
Fixed spindle staircase off to the boarded loft area
Deep walk-in wardrobe with shelves and hanging rails Arched corbels.
Coving.

Bedroom One - *12' 9" x 11' 10" (3.89m x 3.61m)* Extremes to extremes.
Double glazed window with aspect of the front forecourt area.
Coving.
Radiator.

Bedroom Two - *12' 9" x 10' 1" (3.89m x 3.08m)* Extremes to extremes.
Double glazed window with aspect over the front forecourt area.
Ceiling rose.
Coving.
Radiator. .

Bedroom Three - *11' 3" x 10' 7" (3.45m x 3.24m)* Extremes to extremes plus recess.
Double glazed window with aspect over the rear garden area.
Built-in cupboard housing gas central heating boiler.

Bedroom Four - *6' 5" x 9' 4" (1.97m x 2.86m)* Extremes to extremes.
Double glazed window with aspect of the front forecourt area.

Bathroom - White 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C. all with a contrasting tiled surround with mosaic effect tiled detail inset.
Chrome fittings to the sanitary ware.
Double glazed opaque window.
Extractor fan.
Classic style radiator/towel rail.
Coving.

W.C. - Adjacent to the bathroom..
White low flush W.C.
Mid-level dado rail.
Double glazed opaque window.
Coving.

Second Floor

Boarded Loft Space - *25' 11" x 11' 8" (7.9m x 3.58m)* Via a fixed staircase from the main landing..
Triple fitted Velux skylight window.
Storage space to the eaves.
Recessed down lighting.
Radiator.

Exterior

Rear Garden - Outside to the rear is a paved patio/seating area.
The garden is also laid to lawn with shaped well-stocked borders and beds housing numerous established trees, plants, flowers and shrubs.
The garden is enclosed with a high-level brick boundary wall.

Timber gardener's corner shed inset within the rear boundary.

A further gardener's shed.

External water supply.

High-level timber access gate leading through to a covered access which extends through onto Clumber Street.

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.





Total area: approx. 163.3 sq. metres (1757.4 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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