

## 5 Bedroom Detached House

Victoria Avenue, Hull, HU5 3EF

£375,000



• SUPERB DETACHED EDWARDIAN RESIDENCE • MANY ORIGINAL FEATURES • FULL OF CHARM AND CHARACTER • LEAFY CONSERVATION AREA • 3 RECEPTION ROOMS • 4 DOUBLE BEDROOMS + SINGLE BEDROOM/STUDY • IMPRESSIVE ESTABLISHED REAR GARDEN • GARAGE • GAS CENTRAL HEATING SYSTEM • NO CHAIN INVOLVED







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A truly magnificent, detached Edwardian residence, which is perfectly situated within the highly sought-after Avenues conservation area.

This superb family home has many original features which are charming and typical of a property of the era.

The internal accommodation is arranged to two floors and briefly comprises a spacious and welcoming Reception Hall, characterful Dining Room leading to Rear Sitting Room with double bi-fold doors, Breakfast Room, Kitchen, and Laundry/Cloaks with a two-piece suite.

To the first floor there are four generously proportioned bedrooms and a family bathroom with a three-piece suite. A separate staircase from the ground floor leads to a versatile fifth bedroom perfect for a home office or study.

Outside to the rear, the highly impressive garden serves to enhance the overall presentation throughout. The garden is mainly laid to lawn with a superb display to the borders, which house many attractive and established trees, plants, flowers and shrubs. Additionally, as one would expect from a property of this calibre, there is a gas central heating system, and a garage to the rear of the property provides off-street parking. Internal viewing is not only highly recommended but is essential in order to appreciate the size and standard of the accommodation on offer.

## Location

Victoria Avenue is not just a place to call home; it is a thriving community and way of life bringing the community together through annual seasonal events. The historic landmarks in Pearson Park create a lovely addition to this most sought-after conservation area. The "Avenues" are ideally located for all amenities much needed for day-to-day living. Busy, interesting independent traders can be found along Chanterlands Avenue and Newland Avenue. For a more extensive shopping experience, Hull city centre is just a short commute from the property, thus creating easy access to the shopping precincts, high street stores and supermarkets. For the growing family, there are many highly reputable schools, colleges and academies to choose from, and The University of Hull is also just minutes away along the neighbouring Cottingham Road. As one would expect, the area provides a health centre, post office, doctor's surgery and library. The Hull Royal Infirmary is also easily accessed from the property. For those wishing to spend quality leisure time with friends and family, there are many busy, vibrant, cosmopolitan cafe bars and restaurants nearby. All in all, a great place to live!

## Property Description

### Ground Floor

**Entrance** - Double arched open entrance porch with tiled flooring leading to the front entrance door. Front entrance door has a side screen window and a further sash window adjacent and leads through to the entrance hall.

**Entrance Hall** - Staircase off to the first floor.  
Under stairs cloaks/meter cupboard.  
Mid-level dado rail.  
High-level picture rail.  
Cornice.  
Classic style radiator.  
Parquet flooring.

**Dining Room** - 19' 5" x 14' 4" (5.94m x 4.38m) Extremes to extremes.  
Deep bay window with aspect over the front garden area.  
High-level picture rail.  
Cornice.  
Double bi-folding doors which leading through to the rear sitting room.  
Parquet flooring.





**Sitting Room - 17' 4" x 14' 6" (5.29m x 4.42m)** Extremes to extremes into the recesses.  
 Fireplace with tiled back and hearth housing a coal effect living flame gas fire.  
 French doors with side screen windows providing views and access to the rear patio and garden beyond.  
 Built-in low-level storage cupboard and low-level storage shelving.  
 Double classic style radiators.  
 High-level storage shelving.  
 High-level picture rail.  
 Cornice.  
 Parquet flooring.



**Breakfast Room - 15' 6" x 9' 0" (4.73m x 2.75m)** Extremes to extremes plus window recess.  
 Floor standing heating boiler.  
 Built-in storage cupboard with low-level drawer units and high-level storage.  
 Staircase off to the study (formerly maid's quarters).  
 Radiator.



**Kitchen - 8' 3" x 7' 10" (2.53m x 2.4m)** Extremes to extremes.  
 High-level window and further sash window looking out over the rear courtyard area.  
 Built-in double drainer 1&1/2 bowl sink unit with mixer tap over.  
 Base and drawer units.  
 Plumbing for dishwasher.  
 Extractor fan  
 Radiator.  
 Rear entrance door.



**Utility/Laundry Room - 7' 10" x 4' 9" (2.4m x 1.47m)** Extremes to extremes.  
 Glazed opaque window.  
 High-level storage units.  
 Plumbing for automatic washing machine.  
 Space for tumble dryer.  
 Built-in low flush W.C. and a corner wash hand basin all with a contrasting tiled surround.  
 Radiator.



## First Floor

**Landing** - Glazed opaque window.  
 Split level with arched openings through to the main landing area.

**Bedroom One - 14' 5" x 12' 5" (4.4m x 3.81m)** Extremes to extremes.  
 Double sash windows with aspects over Victoria

Avenue, both with balconies with wrought iron rail enclosures.  
Vanity wash hand basin with splash back surround.  
Cornice.  
Radiator.

**Bedroom Two - 13' 3" x 11' 1" (4.04m x 3.39m)** Extremes to extremes narrowing to 3.10m.  
Windows with aspect over the front garden area.  
Built-in storage cupboard.  
Coving.  
Radiators.

**Bedroom Three - 13' 2" x 12' 7" (4.03m x 3.85m)** Extremes to extremes.  
Windows with aspect over the rear garden area.  
Built-in storage cupboards.  
Wall light points.  
Radiator.

**Bedroom Four - 12' 2" x 9' 5" (3.73m x 2.88m)** Extremes to extremes plus recess.  
Dual aspect windows looking out over the side elevation and over the rear garden area.  
Wash hand basin with a splash back surround.  
Coving.  
Radiator.

**Bathroom** - Three-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C.  
Opaque window.  
Contrasting tiled surround.  
Shower over the bath with a shower door.  
Radiator.

**Study - Formerly Maid's Quarters** - Accessed via a separate staircase from the breakfast room.  
Window with aspect over the rear garden area.

## Exterior

**Rear Garden** - The impressive garden is mainly laid to lawn with well-stocked borders and beds housing numerous established trees, plants, flowers and shrubs.  
The garden is enclosed to the perimeter with a high-level timber trellis and perimeter fence.  
The courtyard comprises a patio area laid with York stone with a high-level brick perimeter wall.  
A garage is situated to the rear boundary with a service door from the main garden area.  
A path extends along the side elevation where there is an external water supply and a high-level timber gate leading through to the front garden area.

**Front Garden** - The front garden area is also laid with York stone for ease of maintenance with ground covering plants, flowers and shrubs.  
The garden is enclosed with a low-level brick wall with wrought iron railed enclosure and access gate.

**Council tax band: E**

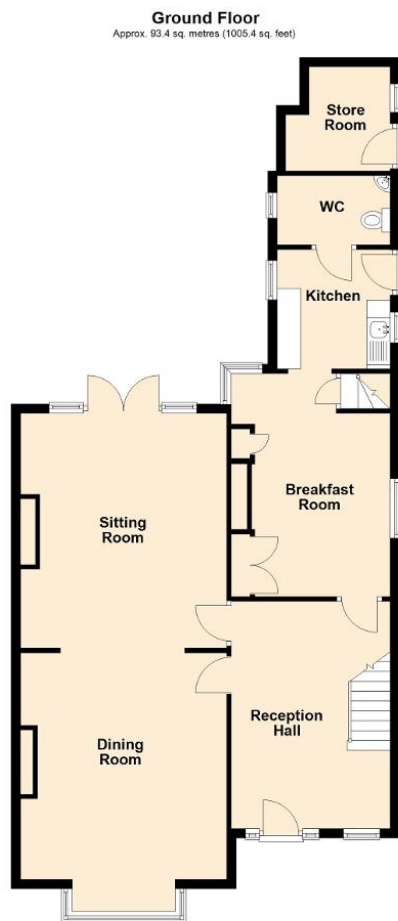
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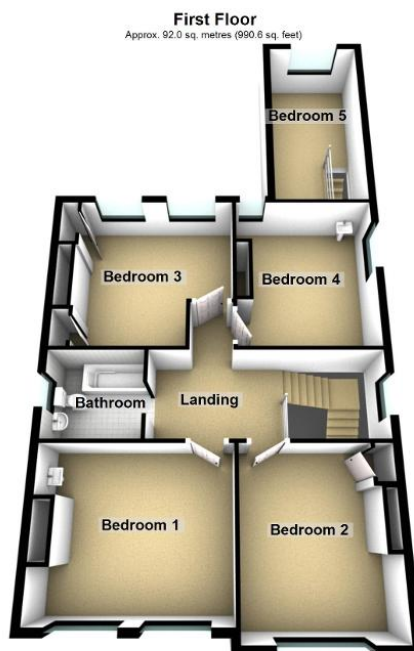
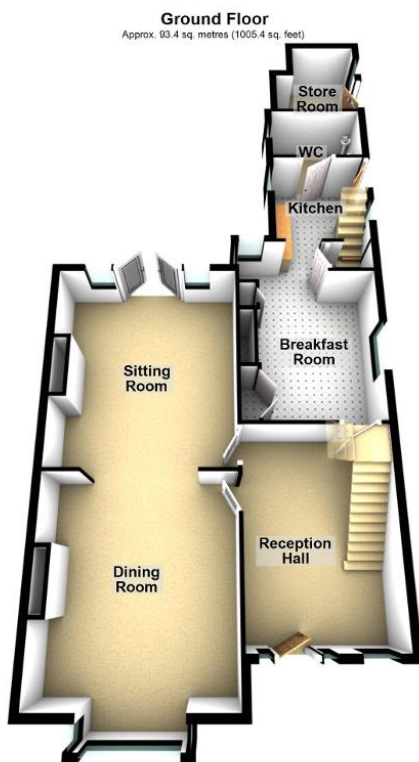








Total area: approx. 185.4 sq. metres (1996.1 sq. feet)



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 43 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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