

3 Bedroom Semi Detached House

Bricknell Avenue, Hull, HU5 4TN

Offers Over

£265,000



- SPACIOUS MOVE INTO CONDITION • DUAL ASPECT THROUGH LOUNGE/DINING ROOM • GF CLOAKS/WC • MODERN KITCHEN INC INTEGRATED APPLIANCES • 3 DOUBLE BEDROOMS • IMPRESSIVE FF SHOWER ROOM • SOUTH WEST FACING REAR GARDEN • GARAGE AND DRIVE WITH OFF ROAD PARKING • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING





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Home Estates are delighted to offer to the market this truly fine example of a highly impressive semi detached house.

A very special property which has been the subject of tasteful and sympathetic improvement throughout.

This lovely property has many features which have been restored to reflect perfectly a property of the era.

The property comprises of an entrance hall, GF WC, lounge with glazed bi-fold doors leading through to the dining room and kitchen.

To the first floor there are 3 spacious double bedrooms and a shower room.

The garden serves to enhance the overall presentation throughout with non-overlooked position and a fantastic display of trees, plants, flowers and shrubs with a patio/seating area and water feature.

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

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

Location

Bricknell Avenue is perfectly placed for all amenities with good local shopping centres. However, the village of Cottingham is just minutes away for a more extensive and interesting shopping experience. Other amenities include regular public transport connections, together with a post office, library, fitness centre and golf park within Cottingham village and the surrounding areas.

There are highly sought after and reputable schools, colleges and academies and the University of Hull is also easily accessed and just a short commute from the property along the neighbouring Cottingham Road.

Property Description

Ground Floor

Entrance - Open entrance porch with partial tiling which leads to a double glazed composite front entrance door with side screen window. This leads through to the entrance hall.

Entrance Hall - Staircase off to the first floor. High level delph rack. Under stairs storage/meter cupboard and cloaks area. Coving. Radiator. Solid oak flooring.

GF WC - White 2-piece suite comprising of a vanity wash hand basin with storage space beneath and low flush W.C. with contrasting tiled surround. Double glazed opaque window. Radiator. Oak grained effect laminate flooring.

Lounge - 11' 5" x 11' 2" (3.5m x 3.41m) Extremes to extremes. Double glazed picture window with aspect over the front garden area. Art Deco style fireplace with matching hearth. Feature ornate mouldings to the ceilings. Radiator. Solid oak flooring.

Glazed bi-fold doors lead through to the dining room but also create a closed space for the lounge. The dining room is also accessed from the kitchen..

Kitchen/Dining Room - 20' 9" x 13' 0" (6.33m x 3.97m) Extremes to extremes. Open Plan..



Double glazed window with aspect over the rear garden area and double glazed patio doors providing views and access to the rear patio and garden beyond. Range of high gloss base, drawer and wall mounted units with brushed steel effect handle detail. High level built-in wine rack. Coordinating laminate surface work housing a 1&1/4 bowl ceramic single drainer sink unit with a swan neck mixed tap over and a high gloss splash back surround. A further work surface houses a stainless steel hob, built in oven beneath and a glass and stainless steel funnel hood extractor fan over with a glazed splash back surround. Integrated washing machine. Space for upright fridge/freezer. Low level plynth lighting. Solid oak flooring. Radiator.

To the Dining Room:
Feature ornate mouldings to the ceilings.
Space for a good sized dining table.

First Floor

Landing - Mid level double glazed opaque window. Loft hatch through to the roof void.

Bedroom One - 12' 6" x 11' 1" (3.82m x 3.4m) Extremes to extremes.
Double glazed picture window with aspect over the front garden area.
Built in storage shelving to the recess.
Radiator.

Bedroom Two - 13' 6" x 10' 9" (4.13m x 3.29m) Extremes to extremes from the front of the fitted wardrobes.
Double glazed window with aspect over the rear garden area.
Range of full width slide robes with shelves and hanging space.
Coving.
Radiator.

Bedroom Three - 11' 3" x 8' 0" (3.45m x 2.45m) Extremes to extremes.
Double glazed window with aspect over the front garden area.
Radiator.

Shower Room - White 3-piece suite comprising of a double walk-in shower enclosure with rainwater shower head and Victorian style flexi shower over,



attractive bespoke wash stand with storage space beneath, ceramic bowl and swan neck mixer tap over and contrasting tiled surround with a low flush W.C. adjacent.
The whole bathroom has contrasting tiled surround.
Classic style radiator/towel rail.
Chrome fittings to the sanitary ware.
Coordinating ceramic tiled flooring.

Exterior

Rear Garden - Outside to the rear the garden is south west facing and has a full width patio with steps leading down to the main garden. The main garden area has been laid to lawn with well stocked borders and beds housing numerous established trees, plants, flowers and shrubs.

There is an evergreen hedge to the perimeter and a high level timber perimeter fence.

Within the garden is a further seating area beneath a timber pergola.

To the boundaries an evergreen high level hedge offers a degree of privacy.

Vegetable patch.

External water supply.

High level timber divide with matching access gate leading through to the private drive.

The garage sits at the head of the private drive with an up and over door and power & light.

Private drive creates a multi vehicle off road parking space or hard standing area.

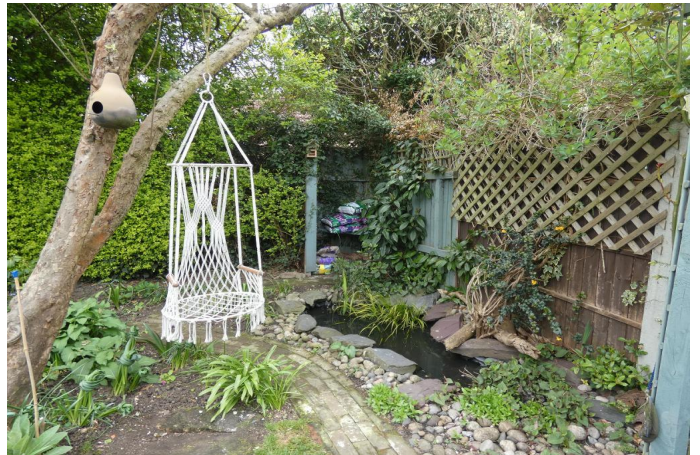
Front Garden - The front garden is also laid to lawn with established ground covering, attractive plants, flowers and shrubs.

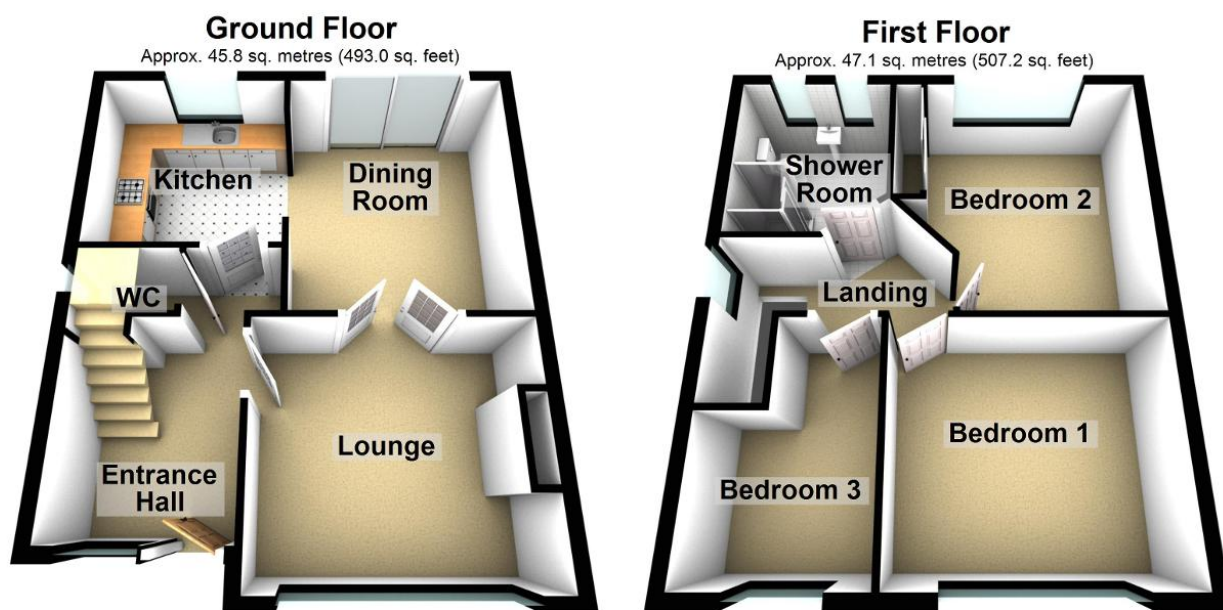
A high level evergreen hedge screen to the boundary with a low boundary wall beyond.

Council tax band: C

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Total area: approx. 92.9 sq. metres (1000.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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