

## 5 Bedroom Semi Detached House

Marlborough Avenue, Hull, HU5 3JX

Offers in Region of

**£360,000**



• HIGHLY SOUGHT AFTER CONSERVATION AREA • SUPERB SEMI DETACHED PROPERTY • 3 SPACIOUS RECEPTIONS ROOMS • WELL EQUIPPED DINING KITCHEN • UTILITY/LAUNDRY/WC • 5 BEDROOMS • OUTSTANDING GARDENS • MULTI-VEHICLE PRIVATE DRIVE • GAS CENTRAL HEATING SYSTEM • MUST BE VIEWED







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Exceptional does not describe how very special this property actually is!

Discerning purchasers cannot fail to be impressed with what the agent would consider to be a perfect Avenues property.

A truly fine example of a period property which has been restored and sympathetically enhanced to create a lovely, bright and spacious family home. This superb property is arranged to 2 floors and briefly comprises of an entrance hall which leads through to three reception rooms. An impressive lounge, separate rear sitting room or dining room and breakfast room. The spacious dining kitchen has a matching range of units, which are further complimented with integrated appliances and coordinating fixtures and fittings. Conveniently placed just off the main kitchen is a separate utility and WC.

To the first floor there are 5 bedrooms, all aesthetically pleasing, together with a spacious family bathroom which has a matching 3 piece suite.

Outside to the rear, the gardens are outstanding and serve to enhance the overall presentation throughout. A beautiful, mature garden with a superb display of established trees, plants, flowers and shrubs with a patio/seating area inset. A lovely summer house is nicely positioned within the rear garden.

One of the special additional features and facilities with this property is a multi vehicle private drive or hard standing area to the side elevation.

As one would expect from a property of this calibre, there is gas central heating system and many additional 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.

A very special period property, one not to be missed!



## Location

A very handsome semi detached property surrounded with a wealth of local amenities and interesting local historic landmarks. The area is well served with busy, independent local traders and well known supermarkets.

Highly reputable schools, colleges, academies and the University of Hull are just a short distance from the property, creating convenient access for the growing family.

The area further benefits from a post office, health centre, opticians and library.

Regular public transport links create easy connections in and out of the city.

The historic Pearson park is within walking distance incorporating a botanical garden, bandstand and children's play park.

For those wishing to spend quality leisure time with friends and family, there is a fantastic choice of busy, vibrant multicultural cafe bars and restaurants with a distinctly cosmopolitan feel along the neighbouring Princes Avenue and Newland Avenue.

All in all, a great place to live!

## Property Description

### Ground Floor

**Entrance** - Open arch entrance porch with original partial tiling to the walls and floor leads to a front entrance door with stained glass and leaded detail and matching overhead and side screen windows. This leads through to the entrance hall.

**Entrance Hall** - Newel post and spindle staircase off to the first floor.

Arched corbels.

Under stairs cloaks recess/meter cupboard.

High level picture rail.

Radiator.

Solid panel wood flooring.

**Lounge** - 16' 5" x 15' 8" (5.02m x 4.8m) Extremes to extremes.

Bay window with aspect over the front garden area.

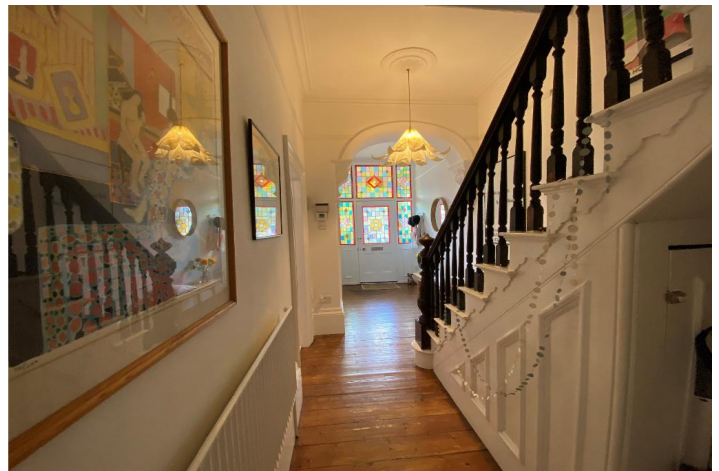
Ornate fireplace with tiled back and hearth housing an open grate for solid fuel fire.

High level picture rail.

Ceiling rose.

Cornice.

Radiator.



**Rear Sitting Room/Dining Room - 15' 2" x 13' 4" (4.63m x 4.07m)** Extremes to extremes.

Single French door with matching side screen and overhead screen windows providing views and access to the rear garden areas.

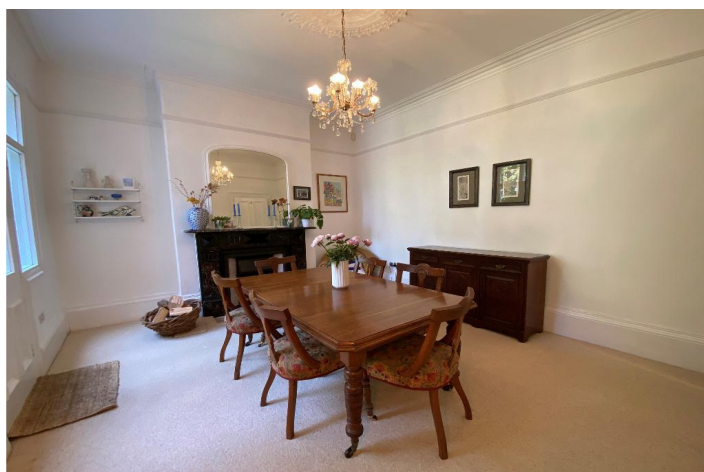
Marble fireplace with canopied open grate for solid fuel fire with a tiled insert and hearth.

High level picture rail.

Ceiling rose.

Cornice.

Radiator.



**Breakfast Room - 18' 2" x 14' 9" (5.55m x 4.51m)**

Extremes to extremes.

Angled sash style bay window with aspect over the side garden areas.

A further window adjacent looking out, also over the side garden areas.

Open arch with wall mounted gas fire.

Wall light point.

Built in cupboard with high level storage space.

Coving.

Radiator.



**Dining Kitchen - 13' 6" x 13' 1" (4.14m x 4m)** Extremes to extremes.

Sash window with aspect over the side garden area.

Range of base, drawer and wall mounted units with open display shelving.

High level plate rack.

Laminate work surface housing a stainless steel hob, built in oven beneath and an extractor fan over with bespoke canopy above.

Plumbing for a dishwasher.

A further work surface houses a ceramic 1&1/2 bowl single drainer sink unit with a tiled splash back surround.

Integrated fridge.

Recessed down lighting.

Coving.

Space for dining table.

Radiator.

Ceramic tiled flooring.



**Utility Area -** Belfast style sink.

Plumbing for automatic washing machine.

High level storage units.

Space for upright fridge/freezer.

Laminate flooring.

Rear entrance door.



**GF Cloaks/WC -** White low flush W.C.

Glazed opaque window.



## First Floor

**Landing** - Split level with the spindle rail enclosure.  
Loft hatch through to the roof void.  
Radiator.

**Bedroom One** - 16' 1" x 14' 1" (4.93m x 4.31m) Extremes to extremes plus recess.  
Angled sash style bay window with aspect over the front garden area and Marlborough Avenue.  
Period fireplace with canopied open grate for display purposes only with a tiled insert and hearth.  
Built in double robe.  
Cornice.  
Radiator.

**Bedroom Two** - 14' 2" x 13' 4" (4.32m x 4.07m) Extremes to extremes plus recess.  
Sash window with aspect over the rear garden area.  
Built in a double robe.  
Fireplace with canopied open grate for display purposes only and tiled insert and hearth.  
High level picture rail.  
Radiator.

**Bedroom Three** - 13' 8" x 13' 1" (4.18m x 4.01m) Extremes to extremes.  
Sash style angled bay window with aspect over the rear garden area.  
Ornate fireplace with canopied open grate for display purposes with a tiled insert and hearth.  
Radiator.

**Bedroom Four** - 9' 9" x 8' 7" (2.99m x 2.63m) Extremes to extremes.  
Sash multi-paned window with aspect over the side garden areas.  
High level picture rail.  
Radiator.

**Bedroom Five** - 9' 4" x 6' 11" (2.87m x 2.13m) Extremes to extremes.  
Sash window with aspect over the front garden area and Marlborough Avenue.  
High level picture rail.  
Radiator.

**Bathroom** - 4-piece suite comprising of a corner seated panel bath, walk-in shower enclosure, pedestal wash hand basin and low flush W.C .  
Double storage cupboard with shelving.  
Multi paned glazed opaque sash window.  
Recessed downlighting.  
Radiator.

## Exterior

**Rear Garden** - Outside to the rear, there is a York stone patio/seating area.  
The garden is also mainly led to lawn with well stocked borders and beds housing numerous established trees, plants, flowers and shrubs.  
There is also along the side elevation an area that has a seating area that has been laid with fine stone pebbling for ease of maintenance and a further lawned area, all enclosed with a high level timber fence, divide and access gate.  
Timber summer house inset to the side elevation.  
The garden is all enclosed to the rear with a high level timber boundary fence.  
The garden is enclosed with high level evergreen hedge screening to the perimeter.  
External water supply.  
External lighting.

Council tax band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	39 E	
21-38	F		
1-20	G		

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