

## 5 Bedroom Detached House

Park Avenue, Hull, HU5 3EY

£439,950



- MUST BE VIEWED • DESIRABLE LOCATION • 5 BEDROOMS & 3 BATHROOMS • 3 RECEPTION ROOMS • MULTIPLE VEHICLE OFF ROAD PARKING SPACES • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • VACANT POSSESSION ON COMPLETION • NO CHAIN INVOLVED





## 5 Bedroom Detached House

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Home Estates are delighted to offer to the market this fine example of a desirable Avenues residence.

The property comes with multi-vehicle off-road parking which is rarely available within the Avenues.

The extremely spacious internal accommodation comprises of a reception hall, lounge with ornate plaster work and deep bay window, a dining room with French doors providing views and access to the rear garden, a breakfast room, a fitted kitchen, a study/office, a further kitchen & shower room and a separate ground floor W.C.

The first floor is a split level landing which leads off to 5 bedrooms. The master bedroom has an en-suite shower room and to this level there is a further family bathroom.

Outside to the rear is an extensive block paved patio/seating area. The garden is also mainly laid to lawn. The garage is conveniently placed within the boundary, however there is further parking along the drive which extends along the side elevation to the front garden area.

The front garden area has also been block paved for extra parking or a hard standing area.

The property also benefits from a gas central heating system and double glazing. Internal viewing is not only recommended but essential in order to appreciate the size and standard of accommodation on offer.

## Location

This detached handsome property is perfectly located within this tree-lined leafy conservation area surrounded with many historic landmarks.

The area is highly regarded and probably the most sought after location due to its convenient and close proximity to all amenities.

The property is within a sought after catchment area for schools, colleges and academies and also the University of Hull is just around the corner along the neighbouring Cottingham Road.

A sense of community brings residents together within this conservation area thus creating a highly regarded place to call home!

Many other amenities are conveniently placed within walking distance.

There are local independent shops just around the corner. However, for an more extensive shopping experience Hull City Centre is just a short commute from the property.

Regular public transport links create easy access to the City centre and surrounding areas.

Other amenities including the historic Pearson Park include a health centre, doctors surgery and library.

For those wishing to spend time with family and friends there are many busy vibrant multi-cultural cafe bars and restaurants to choose from along the neighbouring Chanterlands Avenue, Newland Avenue and Princes Avenue.

## Property Description

### Ground Floor

**Entrance Porch** - Open arched entrance porch with red tile flooring, leading to a front entrance door, with stained glass, leaded overhead and side screen windows.

**Reception Hall** - Spindle turned staircase to the first floor.

Upright radiators.

Solid panel wood flooring.

**Lounge** - 21' 8" x 14' 1" (6.62m x 4.31m) Extremes to extremes.

Deep, double glazed, bay window with aspect over the front of the property.

Ornate plaster work to the cornice.

Chimney breast with rustic oak over mantle and fire place with open niche for a solid fuel fire.



Ceiling rose, radiator and solid panel wood flooring.

**Sitting room/formal dining room - 20' 1" x 14' 4" (6.14m x 4.37m)** Extremes to extremes.

Double glazed, multi pane french door with side screen windows, providing views and access to the rear patio and gardens beyond.

Ornate fireplace with brushed steel effect open grate for solid fuel fire and tiled hearth.

High level picture rail, ornate plaster work and cornice. Solid panel wood flooring.



**Study/office room - 10' 3" x 6' 11" (3.14m x 2.13m)**

Extremes to extremes.

Double glazed window with aspect over the front garden area.

Wall mounted meters.

Radiator.

Coving.

Solid panel wood flooring.



**inner lobby -** Built in meter cupboard.

Ground floor cloakroom/WC.

Radiator.

Solid panel wood flooring.

**Ground floor WC -** White two piece suite comprising of a pedestal wash hand basin and low flush WC.

Wall mounted gas central heating boiler.

Radiator.

Double glazed window.

Solid panel wood flooring



**Breakfast room - 13' 9" x 11' 1" (4.22m x 3.4m)** Double glazed window with aspect over the side elevation.

Radiator.

Solid panel wood flooring.

Cornice.

**Kitchen - 20' 6" x 11' 5" (6.27m x 3.49m)** Extremes to extremes narrowing to 3.34x2.02.

Dual aspect double glazed windows looking out over the side elevation, and further double glazed window looking out over the rear garden area.

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

Hi gloss, coordinating roll edged laminate work surface, housing a one and half bowl, single drainer sink unit, with swan neck mixer tap over and tiled splash back surround.

Plumbing for automatic washing machine.

Space for upright fridge freezer and space for a Range cooker.



Stainless steel funnel hood extractor fan.  
Recessed downlighting, coving, chinese slate effect tiled flooring.  
Radiator.

**Utility room** - Range of matching units, roll edge laminate work surface, housing a one and half bowl sink unit.  
Plumbing for automatic washing machine.  
Radiator and ceramic tile flooring.

**Ground Floor Bathroom** - Four piece suite comprising of a separate shower enclosure, panel bath, pedestal wash hand basin and low flush WC.  
Double glazed window with aspect over the rear garden area.  
Contrasting tile surround.  
Radiator.  
Coordinating ceramic tile flooring.

## **First Floor**

**First Floor Landing** - Glazed opaque window.  
Split level and to the main landing is a spindle rail enclosure.  
Radiator and cornice.

**Bedroom One** - *17' 8" x 14' 2" (5.41m x 4.34m)* Extremes to extremes.  
Double glazed windows with aspect over the front garden area and Park Avenue beyond.  
Upright radiators.  
Solid panel wood flooring.  
En suite.  
Cornice.

**En suite shower room** - Triple walk in shower enclosure with rain water shower head.  
Coordinating ceramic tile flooring.  
Wall mounted wash hand basin and low flush WC.  
Contrasting tile surround.  
Chrome fittings to the sanitary ware.  
Double glazed opaque window.  
Recessed downlighting.

**Bedroom Two** - *13' 1" x 12' 9" (4m x 3.89m)* Extremes to extremes plus recesses.  
Double glazed window with aspect over the rear garden area.  
Radiator.  
Cornice.

**Bedroom Three** - *14' 3" x 12' 6" (4.35m x 3.82m)* Extremes to extremes.  
Double glazed window with aspect over the rear garden area.  
Radiator.  
Cornice.

**Bedroom Five** - *10' 0" x 8' 0" (3.06m x 2.46m)* Extremes to extremes.  
Double glazed window with aspect over the side elevation.  
Loft hatch through to the roof void.  
Radiator.

**Family Bathroom** - Four piece suite comprising of a panel bath with shower and fixed shower screen, low flush WC, double His and Hers wash hand basin and low flush WC.  
Contrasting tile surround.

Double glazed opaque window.  
Chrome effect upright towel rail/radiator.  
Coordinating tile flooring.  
Built in cupboard housing the hot water cylinder.

**Bedroom Four - 13' 6" x 10' 11" (4.13m x 3.33m)** Extremes to extremes plus recesses.

Double glazed window with aspect over the front garden area.  
Radiator.  
Cornice.

**Exterior**

**Rear Garden Area** - Laid with full width, block paved patio/seating area.

Garden is also laid to lawn.

A block paved drive extends along the side elevation into the garden, thus creating a multi vehicle off road parking space or hard standing area.

Garage sits at the end of the drive within the rear garden, with service door from the garden and roller shutter door.

**Front Garden Area** - Laid with block paving for ease of maintenance and to create an off road parking space or hard standing area.

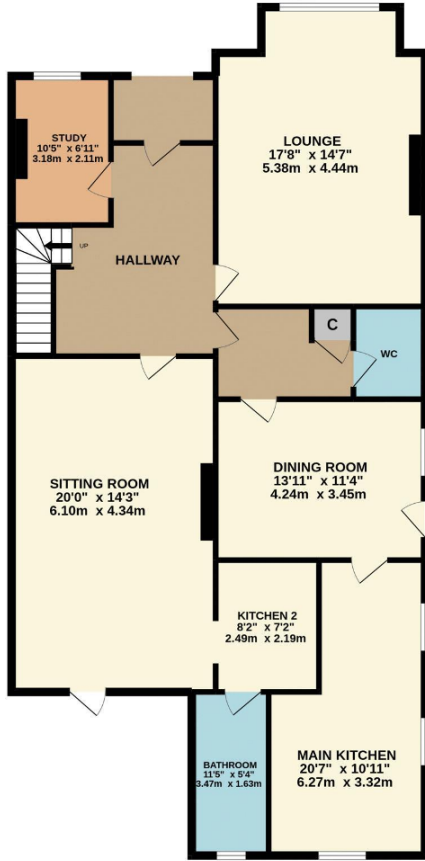
Along the drive are high level ornate, wrought iron garden gates, extending through to the rear garden area.

**Council tax band: E**

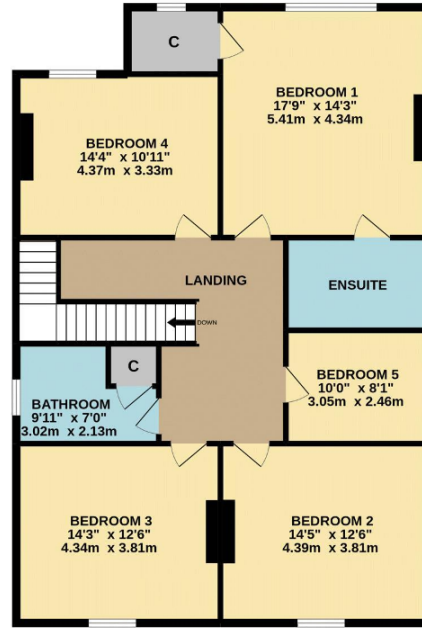
MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and 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.



GROUND FLOOR  
1462 sq.ft. (135.8 sq.m.) approx.

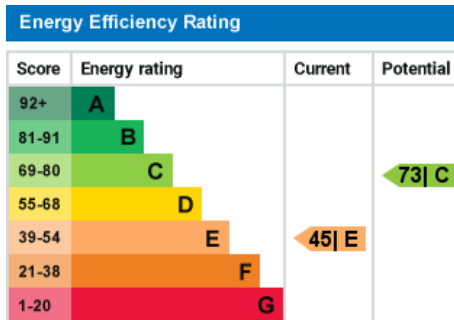


1ST FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.



TOTAL FLOOR AREA : 2645 sq.ft. (245.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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