



St Ninians Walk, Victoria Avenue, Hull, HU5 3EG

Offers Over £450,000

  
**Philip  
Bannister**  
Estate & Letting Agents

Platinum Collection





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## St Ninians Walk, Victoria Avenue, Hull, HU5 3EG

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A TRULY AMAZING PROPERTY ! This fabulously appointed modern detached residence offers style and space over three magnificent floors totalling 246.4 sq.m/ 2562 sq.ft. Interesting design concepts and innovations flow throughout the three floors and the exterior. The owners have added balconies to the first and second floors offering "alfresco" living spaces to a first floor Living Room and a second floor Bedroom suite. A second floor "Roof Garden" has been cleverly designed within the frame of the building.

The accommodation is very impressive. An open plan ground floor Living Space with Dining Area & Kitchen with folding doors to a feature garden occupies the majority of the ground floor. A large open plan Living Room and two Bedroom with "Jack & Jill" Bathroom occupy the first floor. Two highly impressive Bedroom suites with en-suite facilities occupy the majority of the second floor with access to the "roof garden".

Remote controlled gated vehicular access leads to parking space for 4 cars.

Visit our 360 degree tour to fully appreciate this amazing property.



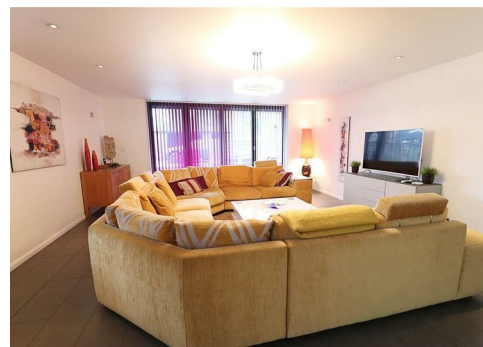




# St Ninians Walk, Victoria Avenue, Hull, HU5 3EG

## Key Features

- Fabulously Appointed Throughout
- Modern Three Storey Town House
- Amazing Open Plan Ground Floor Living Environment
- First Floor Living Room With Balcony
- 2 Large Bedroom Suites (One With Balcony)
- 2 Further Bedrooms With Jack And Jill Bathroom
- Second Floor "Roof Garden"
- Parking For Four Cars
- Gated Vehicular Access
- Must Be Viewed !!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## GROUND FLOOR

The whole of the ground floor benefits from underfloor heating. Access to in-house sound system on this floor.

### ENTRANCE HALL

Has front and side door access to parking area with EV point. Ceramic tiled floor, cloaks cupboard, utilities cupboard and access to wooden stairs with side lights, glass panels and stainless steel rail. Floor to ceiling glass panel offering view to Living Area.

### CLOAKROOM

With white suite incorporating low flush WC, vanity wash basin, ceramic tiled floor, extractor fan.

### LIVING AREA / KITCHEN / DINING AREA

43'7 max x 17'5 max narrowing to 11'5 (13.28m max x 5.31m max narrowing to 3.48m)

Superb living space with folding doors to the garden and partial open gallery effect to first floor living room. Ceramic tiled floor throughout, ceiling spotlights and fitted ceiling speaker. The kitchen is comprehensively fitted with a combination of Italian designed wood fronted units and white fronted units and Corian work surfaces with sink, drainer and a breakfast bar. Integrated appliances by "De Deitrich" include two self cleaning electric ovens, 5 ring induction hob, inset retractable extractor. Clearly defined Dining Area with ceramic tiled floor.

### UTILITY ROOM

8'1 x 7'6 (2.46m x 2.29m)

With Anthracite gloss fronted base and wall units, Corian work surfaces with sink, half sink and drainer, plumbing for automatic washing machine, dishwasher and refrigerator, ceramic tiled floor. Side door to parking space.

## FIRST FLOOR

A light and airy Landing features floor to ceiling windows, ceiling spotlights, radiator and stair access to ground and second floor. A Utility cupboard has power supply, space for a tumble dryer, radiator and ceiling spotlights.

### LIVING ROOM

21'11 x 17'5 (6.68m x 5.31m)

Step from the Landing onto a glass floor step with glass side panels and stainless steel rails and view the Living Area below! Great views and "alfresco" living from this spacious Living Room with balcony. Has ceiling spotlights and radiator.

### BEDROOM 2

11'4 x 11'1 + cupboard (3.45m x 3.38m + cupboard)

Features a floor to ceiling window, access to a built in storage cupboard, ceiling spotlights, radiator and access into:

### BATHROOM

8'4 x 7'3 (2.54m x 2.21m)

This "Jack & Jill" Bathroom offers en-suite facilities for Bedroom 2 & Bedroom 3. Partially tiled walls and ceramic tiled floor, white suite including bath, separate plumbed shower enclosure, vanity wash basin, low flush WC, extractor fan, fitted storage shelves, heated towel warmer/radiator, ceiling spotlights.

### BEDROOM 3

11'4 x 10'2 + cupboard (3.45m x 3.10m + cupboard)

Currently used as an office. Features a floor to ceiling window, deep built in storage cupboard, ceiling spotlights, radiator.

## SECOND FLOOR

Landing Area featuring two floor to ceiling windows

and window to "roof garden", ceiling spotlights, radiator and staircase with wooden stairs with side lights, stainless steel rail.

### MASTER BEDROOM SUITE

21'11 x 17'5 (6.68m x 5.31m)

A spacious airy Bedroom Suite with en-suite Shower Room and balcony access. Offers ceiling spotlights, radiator and two side windows.

### EN-SUITE SHOWER ROOM

Mainly tiled walls and ceramic tiled floor, includes a white suite with walk-in shower enclosure, pedestal wash hand basin, low flush WC, extractor fan, heated towel warmer/radiator, ceiling spotlights, built in storage shelves.

### BEDROOM 4 SUITE

28'6 x 11'4 (8.69m x 3.45m)

Fabulous open plan Bedroom Suite with Bathroom Area and Dressing/Wardrobe Area. French door access to "Roof Garden". The Bedroom area has ceiling spotlights, ceiling speaker, radiator.

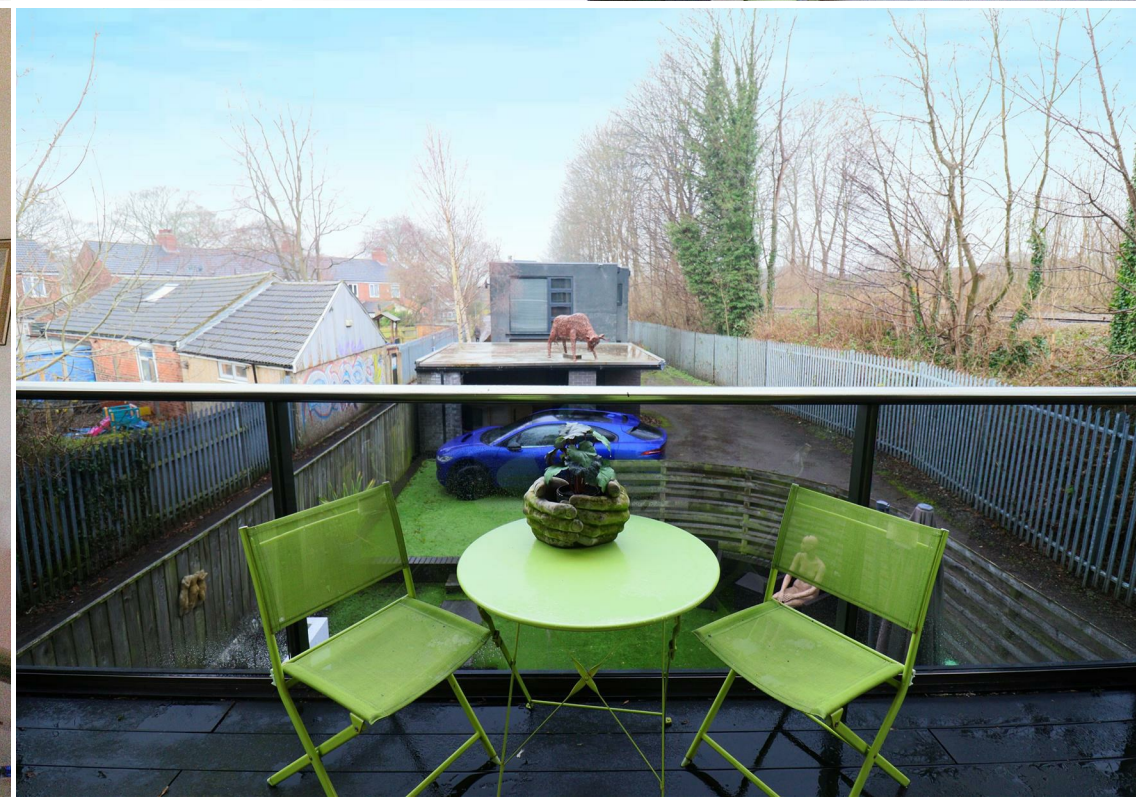
### BATHROOM

Partially tiled walls and ceramic tiled floor, white suite including sunken bath with central shower attachment and tiled surrounds, separate walk in plumbed shower enclosure, impressive vanity wash basin, low flush WC, extractor fan, fitted storage shelves, heated towel warmer/radiator, ceiling spotlights and ceiling speaker.

### DRESSING AREA

Offers open wardrobe space and space for dressing table, floor to ceiling window.







## THE ROOF GARDEN

6'7 x 5'5 (2.01m x 1.65m)

Cleverly designed space with wood cladding to ceiling and walls, artificial grass to floor, half glass panels with stainless steel rails to two aspects.

## EXTERNAL

The property can be accessed for vehicular access from Ella Street. A remote controlled gate offers access down to 3B and there is a single parking space with EV connector at one side of the front of the property and three further parking spaces to the other side of the property which incorporates a car port and storage facility.

A designer garden incorporates a part covered patio area, artificial grass, small pond with water feature, plenty of external lighting.

## GENERAL INFORMATION

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system. Underfloor heating to the ground floor and panelled radiators to the first and second floors.

**DOUBLE GLAZING** - The property has the benefit of metal double glazed frames.

**SECURITY** - The property has the benefit of an installed burglar alarm system and a CCTV system.

**COUNCIL TAX** - From an online check we are led to believe that the Council Tax band for this property is Band D (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

**VIEWING** - Strictly by appointment with the sole agents.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and

these will be specified upon inspection but would be subject to separate negotiation.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENTS NOTES

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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee 121 Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100











GROUND FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



2ND FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA : 2652 sq.ft. (246.4 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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