



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **29 Victoria Avenue, Hull, HU5 3DN**

### **£365,000**

Situated on the highly coveted Victoria Avenue in Hull, this exceptional four-bedroom mid-terrace home, which was originally a five-bedroom property, now offers even more space and luxury following the addition of a stylish en-suite. The home seamlessly blends timeless period features with refined contemporary elegance. Upon entering, you are welcomed by two generously proportioned reception rooms, each showcasing the property's original charm while seamlessly incorporating modern design elements to create a sophisticated, yet inviting atmosphere.

Boasting four spacious bedrooms, this home offers abundant room for family living or hosting guests, complemented by two thoughtfully designed bathrooms that ensure convenience and luxury for all residents. The added en-suite makes this property larger and more functional than the average four-bedroom home, enhancing its appeal.

A true highlight of this property is its expansive, south-facing garden—an idyllic space for entertaining, al fresco dining, or simply basking in the sunshine. This private outdoor retreat also offers a secure and playful environment for children, making it a perfect choice for family life.

Every aspect of this home reflects impeccable quality and meticulous attention to detail, setting it apart as one of the finest residences in the sought-after Avenues. If you're looking for a property that marries character, space, and modern living, this stunning home on Victoria Avenue is a must-see. Come and experience the unparalleled charm and comfort it has to offer.

## GROUND FLOOR

### PORCH

### ENTRANCE HALL

A grand entrance hall sets the tone for this charming home, featuring an understairs storage cupboard and a staircase leading to the first floor

### LOUNGE

*18'0 x 13'0 (5.49m x 3.96m)*

This generously proportioned lounge is tastefully decorated and bathed in natural light thanks to a stunning bay window. A feature multi-fuel log burner creates a warm and inviting atmosphere, ideal for relaxing on colder nights.

### DINING ROOM

*12'11 x 12'0 (3.94m x 3.66m)*

A beautifully appointed second reception room, complete with a characterful dual-fuel log burner and direct access to the rear garden—perfect for hosting or enjoying indoor-outdoor living.

### BREAKFAST KITCHEN

*27'10 x 10'0 (8.48m x 3.05m)*

An expansive open-plan breakfast kitchen designed for both everyday living and entertaining. It features an extensive range of sleek eye-level and base units paired with complementing work surfaces, a statement Range oven with overhead extractor, and a contemporary sink and drainer unit with mixer tap. High-spec integrated appliances include a dishwasher and fridge freezer, with additional plumbing in place for a washing machine. French doors open out to the rear garden, while a seamless open-plan entrance leads into the sun room, enhancing the flow of natural light throughout the space.

### SUN ROOM

A superbly versatile space, perfect for relaxing or entertaining, whether with guests or in peaceful solitude. Bathed in natural light throughout the day thanks to its south-facing aspect, this stunning sun room features bi-folding doors that open seamlessly onto the rear garden, creating a harmonious blend of indoor and outdoor living. A dual-fuel log burner adds warmth and character, making this an inviting retreat in every season.

### DOWNSTAIRS WC

A convenient downstairs toilet with low level WC and pedestal hand basin

## FIRST FLOOR

### BEDROOM ONE

*16'10 x 12'0 (5.13m x 3.66m)*

A beautifully appointed double bedroom featuring a charming bay window that floods the space with natural light. The original fireplace adds a touch of period elegance, while bespoke fitted wardrobes offer ample storage. Completing the suite is a contemporary en-suite shower room, providing both comfort and convenience.

### ENSUITE

The en-suite is stylishly appointed with a low-level WC, a large vanity unit with integrated hand basin, and a heated towel rail. A generous shower cubicle features an overhead shower attachment, with elegant tiling to all splashback areas, creating a sleek and functional space.

### BEDROOM TWO

*13'0 x 12'11 (3.96m x 3.94m)*

A second brilliant sized double bedroom with original fireplace

### BEDROOM THREE

*10'10 x 7'11 (3.30m x 2.41m)*

A third double bedroom with views of the rear garden

### BEDROOM FOUR

*7'0 x 8'1 (2.13m x 2.46m)*

### BATHROOM

A bright and airy bathroom featuring a low-level WC and a classic pedestal hand basin. The room is thoughtfully designed with a spacious shower cubicle, complete with an overhead shower attachment, alongside a sleek panelled bath. Elegant tiling to the splashback areas enhances the overall clean, contemporary finish.

### OUTSIDE

To the front, a low-maintenance garden is enclosed by fencing and features a neat pathway leading to the entrance.

The impressive, south-facing rear garden enjoys all-day sun and offers a fantastic outdoor space for both relaxing and entertaining. Predominantly laid to lawn, it's complemented by well-established borders and a block-paved patio area—perfect for summer evenings or weekend gatherings. A pathway leads to a unique original air raid shelter and a single garage, which is accessible via the rear tenfoot giving off street parking.

### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

### COUNCIL TAX BAND

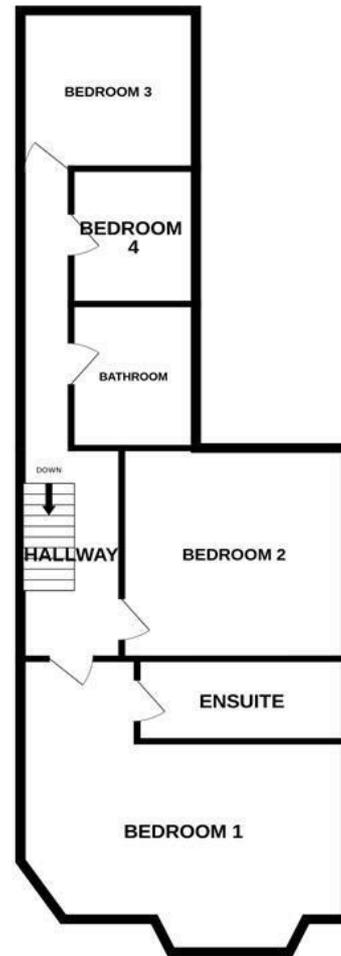
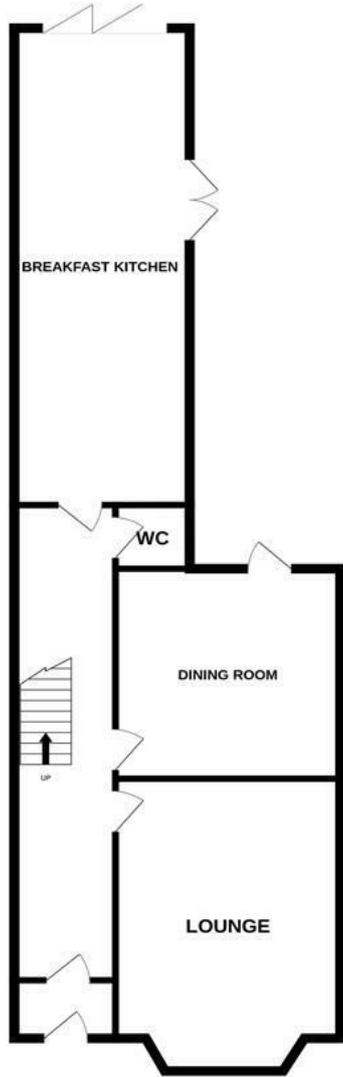
Symonds + Greenham have been informed that this property is in Council Tax Band D

### VIEWINGS

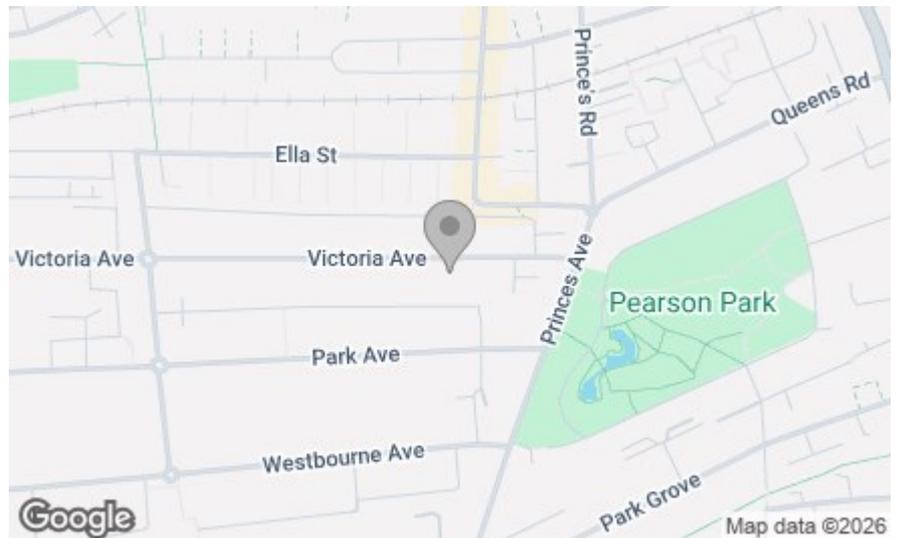
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



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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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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC