



SYMONDS + GREENHAM

Estate and Letting Agents



31 Victoria Avenue, Hull, East Yorkshire HU5 3DN **Offers over £300,000**

Welcome to Victoria Avenue, Princes Avenue, Hull - a stunning property that exudes charm and elegance! This beautiful house boasts 3 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 4 spacious bedrooms, there's plenty of room for the whole family to unwind and recharge.

The south-facing rear garden is a delightful retreat, offering a sunny sanctuary for outdoor activities or a peaceful spot to enjoy a cup of tea.

Step inside and be captivated by the beautiful period features that adorn this home, adding character and sophistication to every corner. From intricate mouldings, fire places and picture rails to elegant archways, this property is a true gem for those who appreciate timeless elegance.

Don't miss the opportunity to make this house your home and create lasting memories in a property that seamlessly blends modern comfort with classic charm. Victoria Avenue, Princes Avenue, Hull awaits to welcome you with open arms!

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

with stairs to the first floor



LIVING ROOM

15' 11" max into bay x 14' 11" (4.57m 3.35m max into bay x 4.27m 3.35m)

Spacious living room adorned with a charming bay window, allowing natural light to cascade in, accompanied by secondary glazing and fitted blinds for added comfort. A centerpiece of warmth and allure, a feature fireplace stands proudly, inviting cozy gatherings around its open fire. Enhanced with practical amenities like a radiator, while subtle touches such as the picture rail and decorative ceiling rose add a touch of timeless elegance.



SITTING ROOM

13' 3" x 13' 10" (3.96m 0.91m x 3.96m 3.05m)

Inviting sitting room with double glazed French-style doors to the rear, a cozy fireplace, and elegant touches like coving, a picture rail, and a decorative ceiling rose. Enjoy views of the kitchen/diner through a full-length glass picture window while staying comfortable with a radiator.



KITCHEN DINER

32' 11" x 12' 7" (9.75m 3.35m x 3.66m 2.13m)

The kitchen diner features a well-appointed fitted kitchen complete with a range of wall and base units, complemented by ample work surfaces and a convenient 1 1/2 ceramic sink with drainer. An island provides additional workspace and storage options, while designated spaces for a cooker and fridge freezer cater to culinary needs. Practical amenities include plumbing for both an automatic washing machine and a dishwasher, ensuring effortless maintenance of household chores. Built-in cupboards offer organized storage solutions, while a picture window to the conservatory invites natural light and scenic views. Comfort is ensured with two radiators, complemented by two double glazed windows to the side, completing this inviting space.



CONSERVATORY

7' 7" x 8' 5" (2.13m 2.13m x 2.44m 1.52m)

The conservatory boasts an abundance of natural light with double glazed windows to the rear and side, creating a serene atmosphere. Step into the lush outdoors through double glazed French-style doors that lead to the rear garden, seamlessly blending indoor and outdoor living spaces.



DOWNSTAIRS WC

Low level W/C, vanity wash hand basin and double glazed window to the rear.



BEDROOM TWO

13' 4" x 13' 10" (3.96m 1.22m x 3.96m 3.05m)
Another excellent sized double bedroom



LANDING

Split level landing with skylight, radiator and double glazed window to the front



BEDROOM THREE

12' 1" x 11' 6" max (3.66m 0.30m x 3.35m 1.83m max)
A third double bedroom



BEDROOM ONE

15' 9" x 12' 8" (4.57m 2.74m x 3.66m 2.44m)
An excellent sized double bedroom with bay window and fitted cupboards



BEDROOM FOUR

9' 9" x 8'0 (2.74m 2.74m x 2.44m)



SHOWER ROOM

The shower room offers modern convenience with a spacious walk-in mains shower cubicle, ensuring a refreshing start to your day. Completing the ensemble are essentials like a low-level W/C and a wash hand basin, providing functionality without compromising style. Stay cozy with a radiator and a ladder-style radiator for added warmth, while two double glazed windows to the side illuminate the space with natural light



OUTSIDE

A generous south facing rear garden with paved patio, lawn, flowers, shrubs, tree, hard standing and timber fence to boundaries



GARAGE

The garage is equipped with convenient electric up-and-over doors at both the front and rear, allowing easy access and facilitating smooth vehicle entry and exit. A side pedestrian door offers additional accessibility, while light and electric points ensure practicality for various tasks and projects within the space.

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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

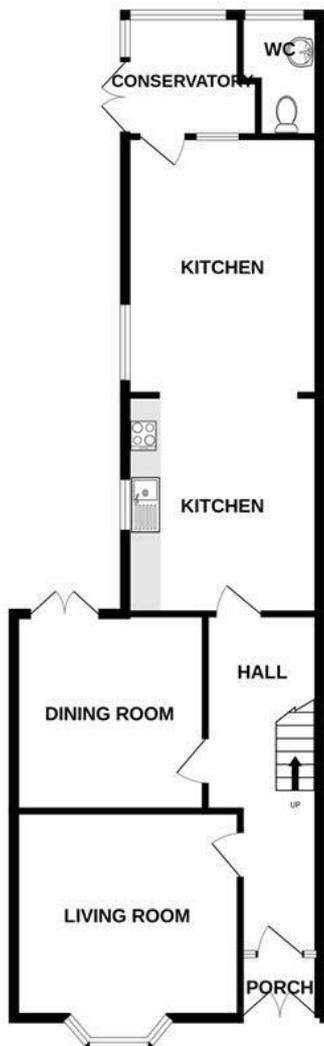
Symonds + Greenham have been informed that this property is in Council Tax Band E

VIEWINGS

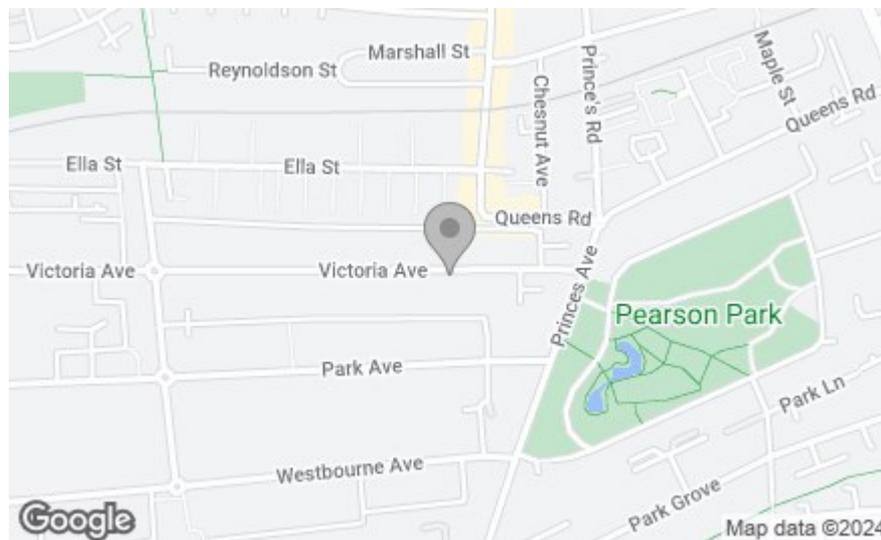
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC