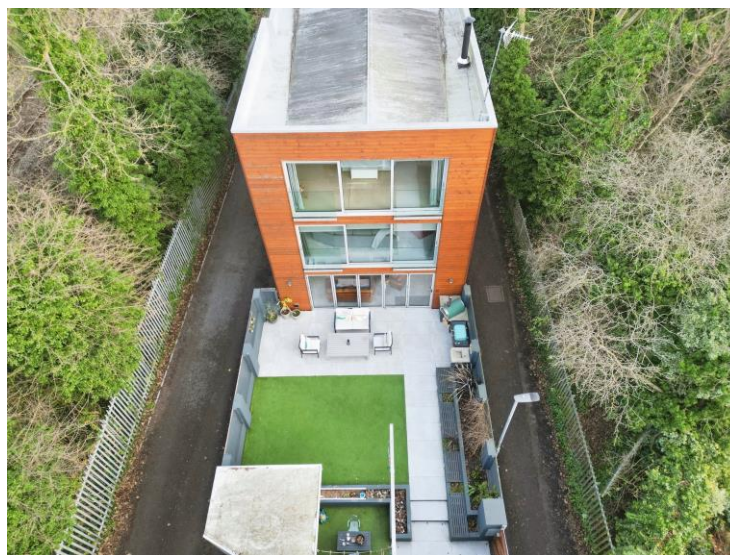




EXPERIENCE MODERN ECO-FRIENDLY LIVING AT 3C ST NINIANS WALK



This architect-designed home offers spacious and flexible living across three storeys, with over 3,000 sq. ft. of high-specification features, including an open-plan kitchen, multiple en-suites, and a south-west-facing garden. Situated in a sought-after conservation area, it's perfect for families or professionals looking for style, comfort, and convenience.

From the Agent's Perspective

Welcome to 3C St Ninians Walk, a thoughtfully designed home that combines modern living with eco-conscious features.

From the moment you step through the central entrance hall, you'll notice the attention to detail. The feature birchwood staircase sets the tone for the craftsmanship throughout the property.

The ground floor is designed for flexibility. The open-plan kitchen and dining area is undoubtedly the heart of the home. With bi-fold doors leading out to the south-west-facing garden, it's a great spot for entertaining or relaxing.

The kitchen itself is equipped with everything you need, including a large centre island.

There's also a sitting room that can double as a fifth bedroom, a ground-floor shower room, and a large utility room to keep things practical.

On the first floor, you'll find a spacious living room that makes the most of the south-west aspect. With full-width patio-style windows, a glass balcony, and a wood-burning stove, it's a cosy yet airy space to unwind.





This floor also features two double bedrooms, each with its own dressing room, and a large family bathroom with a four-piece suite.

The top floor is dedicated to two exceptional bedroom suites.

The master suite offers a walk-in dressing room and an open-plan en-suite with a free-standing bath, while the second bedroom/guest suite includes its own en-suite and a charming covered balcony.

Outside, the low-maintenance garden is ideal for busy lifestyles, with a summer house adding extra versatility.

Parking is made easy with three spaces and a double garage

The property is accessed via private gated entry within the Avenues conservation area, giving it a sense of exclusivity.

Plus, the location is brilliant, with Hull city centre, the University, and local hospitals all within easy reach.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the Kingston Upon Hull City Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band D*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

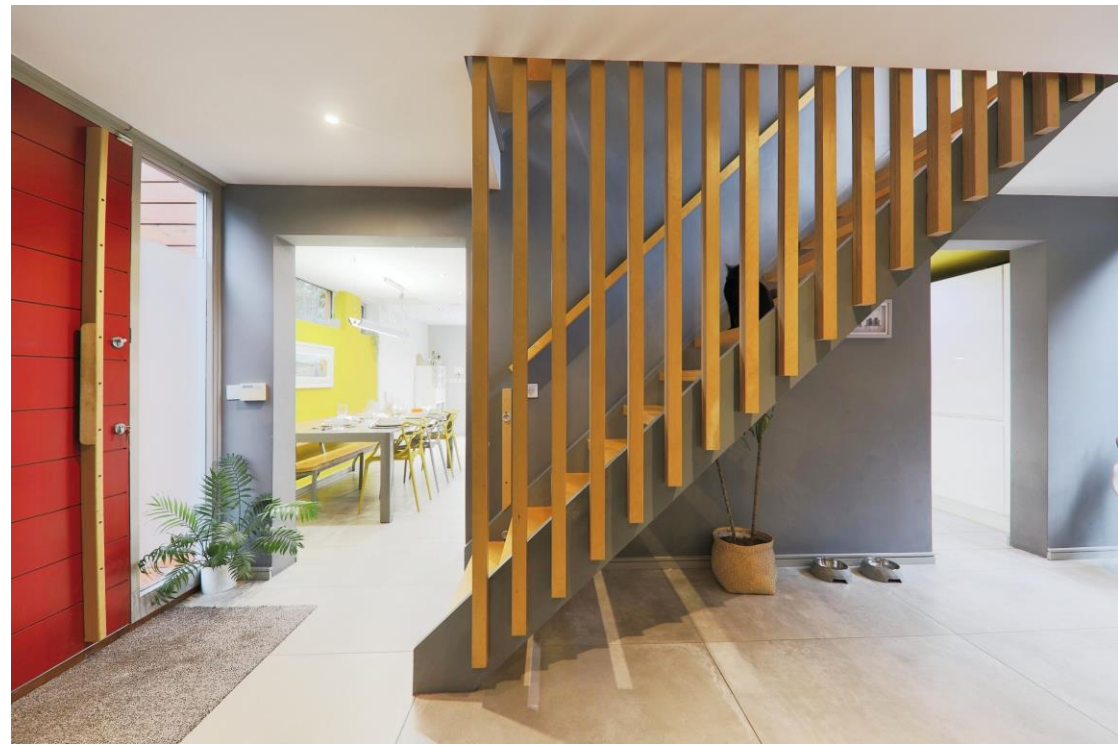
Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

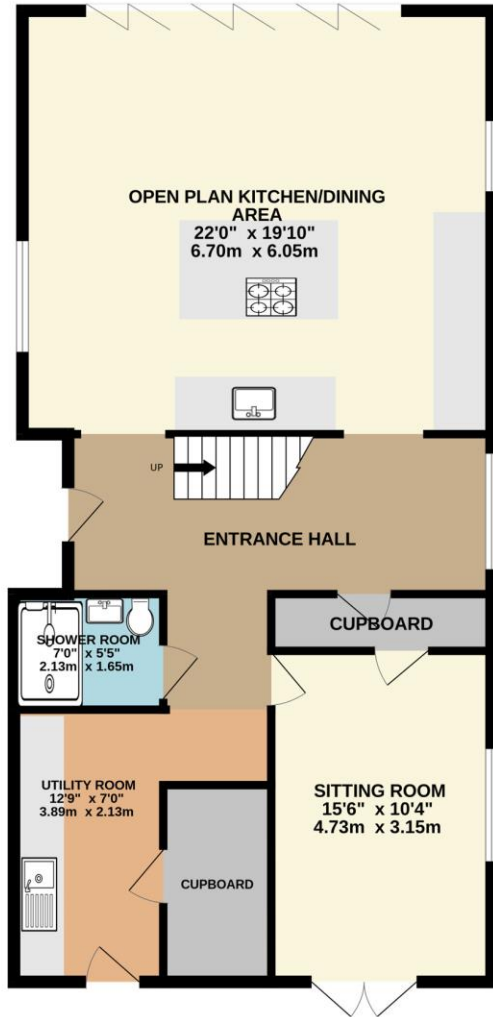
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

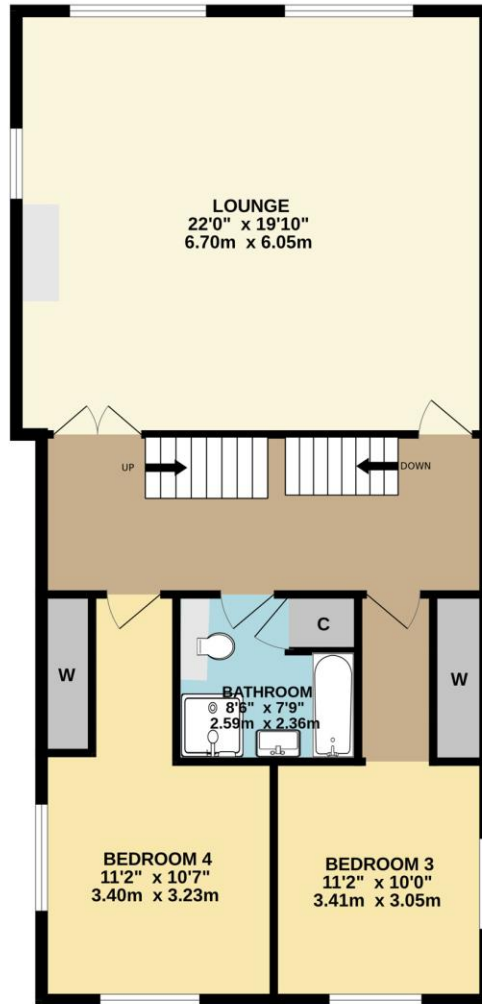




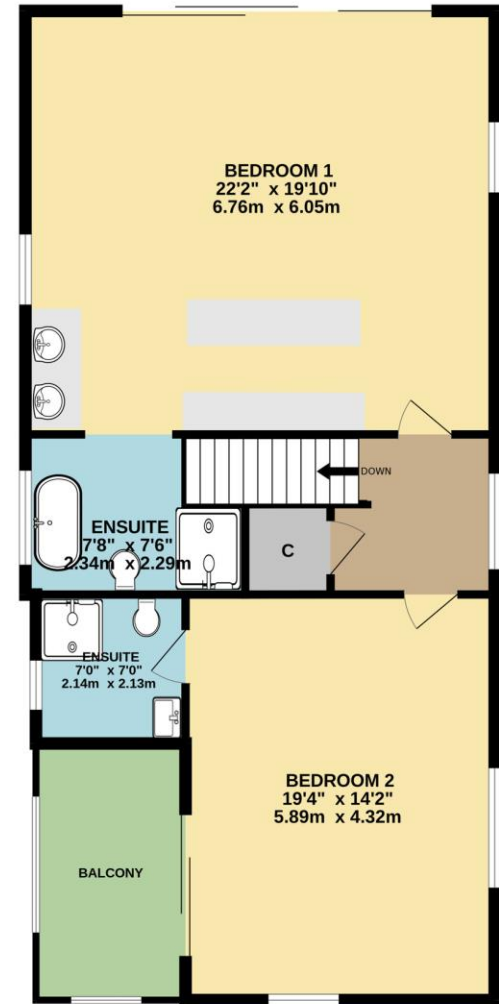
GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
988 sq.ft. (91.8 sq.m.) approx.



2ND FLOOR
926 sq.ft. (86.0 sq.m.) approx.



ST. NINIANS WALK, VICTORIA AVENUE, HU5 3EG

TOTAL FLOOR AREA : 2905 sq.ft. (269.9 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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8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

