

52 Pearson Park,
Hull, HU5 2TG

FOR SALE

Former Residential Home

3 story semi-detached property fronting
the popular Pearson Park gardens

Total accommodation
c.358.4 sq m (3,849 sq ft) GIA

13 Bedrooms, 3 Bathrooms, 3 W/Cs,
Kitchen and 2 Sitting Rooms

Potential for conversion into
separate self-contained apartments,
single residents or suitable for
continued use (subject to planning)

Guide Price £375,000

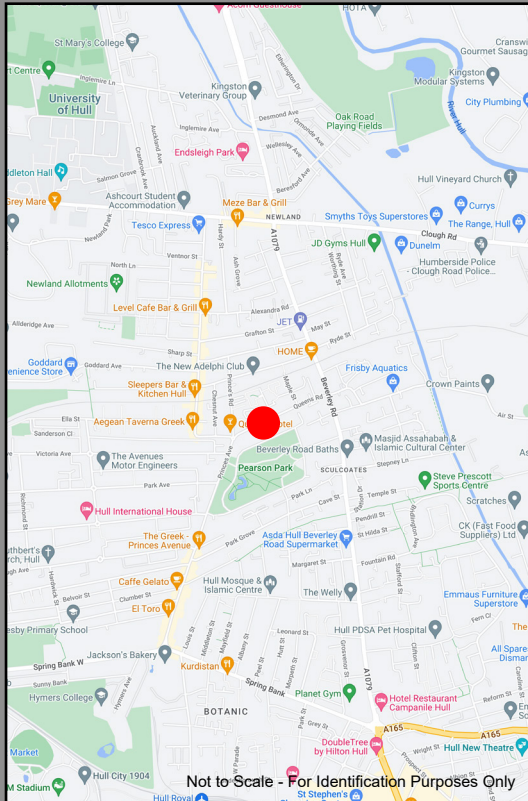


Scotts
01482 325634



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LOCATION

Situated c.1 mile (1.5 km) north-west of the city centre of Hull with its main entrance on Beverley Road and its western boundary adjoining Princes Avenue. Pearson Park is a key part of the city's heritage and still retains many of its historic features including the original perimeter carriage drive, a serpentine lake and seven Grade 2 listed structures.

DESCRIPTION

The property is typical of its era with a brick and half-timbered elevations under an intersecting gable roof covered in slate. To the rear of the property is a single storey brick build extension under a pitched slate composite covered roof. Internally, the property comprises 13 bedrooms over three floors. The ground floor comprises of sitting rooms, kitchen, w/c and 2 bedrooms, which leads to the single storey rear extension which contains 3 more bedrooms, the laundry room and wet room. The first floor is on spilt levels off a half landing with 3 bedrooms and a bathroom to the front and 3 bedrooms and a w/c to rear of the property. The second floor has 2 bedrooms and bathroom.

NOTE: The property is situated within the Article 4 area.

ACCOMMODATION

Ground Floor	103.1 sq m	1,110 sq ft
Ground Floor Extension	47.3 sq m	509 sq ft
First floor is on spilt levels		
Front	74 sq m	797 sq ft.
Rear	66.5 sq m	716 sq ft
Second Floor		
Total	358.4 sq m	3,849 sq ft

DISPOSAL TERMS

The property is available For sale, freehold with full vacant possession, at a guide price of £375,000.

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: Awaiting Assessment

FURTHER INFORMATION AND TO VIEW

Contact Danielle Smart danielle@scotts-property.co.uk 07739 590596 or Tim Powell tim@scotts-property.co.uk 07801 515165

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.7010**

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