



Hotel in HU5

Princes Avenue, Hull, East Riding of
Yorkshire, HU5 3ES

£405,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- ✓ Semi-detached Period Property
- ✓ C1 & C2 Class Planning Approval
- ✓ Twelve Bedrooms
- ✓ Ten Ensuite Bathrooms
- ✓ EPC Rating E

Key Information



EPC Rating: E

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

This substantial property displays some the finest architectural features the Victorian period has to offer & in abundance!

Occupying a prominent location on the sought after, Park Avenue & sat handsomely within a large front garden, behind wrought iron railings. The grand entrance archway, double vestibule doors & towering gables project one of the most notable facades on the Avenue.

Stepping into the front porch you are greeted with the elegance & grandeur of the large entrance door, retaining the original stained glass with intricate patterns & craftsmanship. Victorian wall tiling brings colour & period warmth to this porch, together making the greatest of first impressions to your visiting guests & a warming welcome home!

As you enter the grand hallway you are met with pitch pine architrave, towering skirting & Lincrusta panelling. Large, ornate plasterwork adorns the ceiling, framed by a fabulous Lincrusta frieze & magnificent corbels support a vast central archway. The sitting room, presents 12" timber skirting, fabulous stepped plaster cornicing & an impressively detailed plasterwork rose to the ceiling. Natural daylight floods the room through a huge bay window, while your gaze is drawn to the elegant feature fire surround & cast iron fireplace within. The modern & calming colour palette makes this room bright & welcoming, the overwhelming feeling is of period grandeur in this room & throughout the rest of this property.

Double, glazed doors lead through into the drawing room which is currently configured as a kitchen diner. You are again presented with an abundance of Victorian features on a grand scale including huge stepped cornicing, a grand ceiling rose, 12" timber skirting & a Victorian fitted cupboard with panelled doors. A further large walk-in bay window floods this beautiful reception room in natural daylight & offers views across the rear garden.

The dining room is across the central hallway & up to the front of the property, this imposing & grand reception room boasts the West gables' huge bay window. Dramatic plaster cornicing adorns the ceiling, a magnificent plasterwork ceiling rose is the centre piece & focal point of this room while pitch pine sash windows, picture rails & gigantic skirting frame the room with period splendour. This room is currently configured as the principal suite of the hotel, with a large ensuite bathroom & vast proportions! Back out to the grand hallway & through to the rear of the property, you pass the craftsmanship of the central staircase & arrive at glazed door, leading out to the rear terrace patio & substantial grounds beyond.

Off & to the left are the staff quarters, consisting of a rear lobby, a spacious staff or accessible W.C, the main kitchen, laundry corridor & laundry room. Beyond are the house managers accommodation, a spacious studio apartment with views across the rear garden.

The wide, central, sweeping staircase is flanked by a decorative newel post, intricately carved from a solid piece of rich, polished Oak. The handrail of the same timber is atop a forest of carved spindles, leading up to a magnificent gallery landing. There is an exquisite 6-panel stained glass window on the mid landing which floods the whole area in vibrant colour with natural daylight, this

Palatial reception hallway is drenched in period elegance.

The vast central landing is a continuation of the grandeur of the reception hallway below, leading you to 6 generous bedrooms, four with ensuite bathrooms & a large office which sits above the front entrance door. Sweep around the galleried balustrade & through a further archway & you arrive at an internal lobby, a flight of stairs leads up to the 2nd floor accommodation & doors lead to a guest W.C & a further landing beyond which provides access to two further shower rooms & another guest W.C.

Up to the second floor & you arrive at the bedroom corridor where you presented with a further five, spacious, double bedrooms, all with ensuite bathrooms. Out & to the rear of the property is bright & spacious courtyard garden, sandstone steps lead down from the house to a terraced patio of crazy paving & from here is a lawned area, finishing at a raised border with mature planting. The grounds open up to further more substantial lawn which encircle a magnificent weeping Willow beyond which is the secure walled car park. This paved area is

accessed by double gates from the rear & would comfortably provide parking for six to eight vehicles following a programme of upgrading.

This sale of this Handsome Victoria Villa offers two rare opportunities, either the refurbishment into a stunning 9/10 bedroom boutique hotel, nestled in the heart of the Avenues or the restoration into one of the most fabulous & grand family homes the Avenues has to offer!

Previous planning to convert into a care home back in 2004, also previously ran as a hotel. To convert into HMO, necessary checks would be needed.

Please note we have not inspected this property.

Price: Starting Bid £405,000

Property Type: Hotel

Business Type: Hotels

Parking: Allocated

Location

Occupying a prominent location on the sought after, Park Avenue & sat handsomely within a large front garden, behind wrought iron railings.

Accommodation

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Tenure

Freehold, title number HS56385.

EPC

Rating E, full report available on request.

Rateable Value

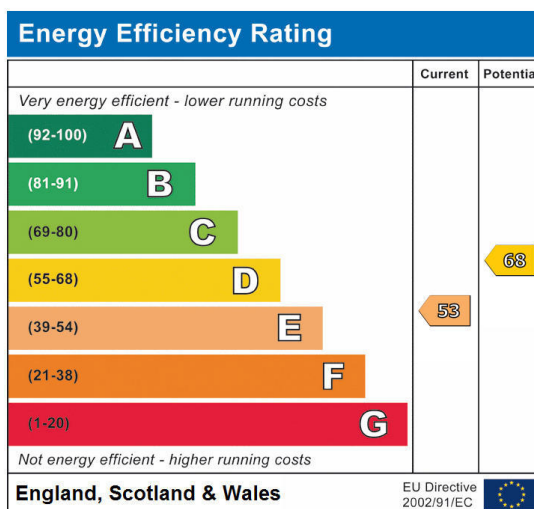
Current rateable value (1 April 2026 to present)
£10,250

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Sourced from VOA.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Princes Avenue, Hull, East Riding of Yorkshire, HU5 3ES

Contact your local branch today for more information on this property:

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