



Westbourne Avenue, Hull, HU5 3JB

Offers Over £300,000



Platinum Collection

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Nestled in the sought-after Avenues area of Hull, this beautiful end-terraced house offers a perfect blend of charm and modern living. As you step through the large and welcoming entrance hall, three spacious reception rooms, each providing a unique space for relaxation and entertainment. The well-appointed kitchen is conveniently located, making it easy to prepare meals while enjoying the company of family and friends.

The first floor features three generously sized bedrooms, The bathroom is thoughtfully designed, catering to the needs of a busy household. Outside, the property boasts delightful gardens, perfect for enjoying the fresh air or hosting summer gatherings.

Parking is a breeze with space for one vehicle at the rear, complemented by a larger-than-average garage that includes a workshop, ideal for those who enjoy DIY projects or require extra storage.

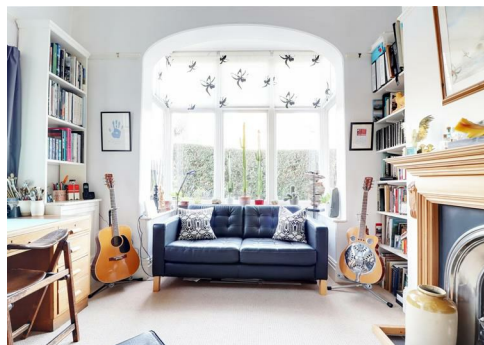
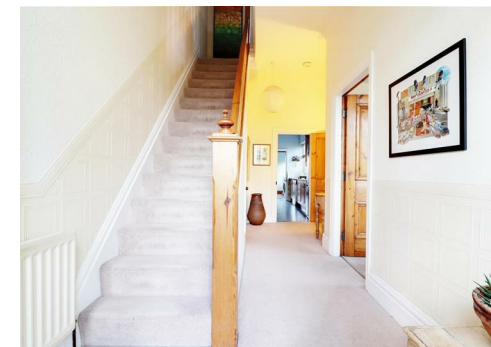
This property is not just a house; it is a home that offers comfort, style, and practicality in a vibrant community. With its character and modern amenities, this end-terraced house is a rare find in Hull's desirable Avenues area. Don't miss the opportunity to make this charming residence your own.



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Key Features

- Popular Avenues Location, Close to the City Centre & Good Transport Links
- 3 Bedroom End terraced House
- Entrance hall, 3 receptions, Fitted Kitchen
- Landing, Family Bathroom, Gardens to the front and Rear
- Parking To The Rear, Larger than average Garage with Workshop
- Early Viewing Is A Must
- EPC = E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

AVENUES

The popular "Avenues" area is located between Princes Avenue & Chanterlands Avenue with easy access to local shops, schools, public transportation & local park.

Good road communications offer ideal access for Hull City Centre, Beverley & the A63/M62 motorway link.

GROUND FLOOR

ENTRANCE HALL

with a beautiful stained glass door and windows above and to the side., understairs cupboard and stairs to the first floor.

LOUNGE

14'9 into bay x 14'9 into bay (4.50m into bay x 4.50m into bay)

with two bay windows to the front and side elevation, feature fireplace with gas fire.

DINING ROOM

11'2 x 12'3 into bay (3.40m x 3.73m into bay)

with bay window to the side elevation, feature fireplace with gas fire and french doors leading out to the rear garden.

FITTED KITCHEN

13'5 x 9'10 max measurements (4.09m x 3.00m max measurements)

with a range of base and wall units, drawers, laminate work surfaces, drawers, gas hob, electric oven, extractor hood, plumbing for dish washer, splash back tiling, inset lights, concealed lighting and window to the side elevation.

GARDEN ROOM/UTILITY

11'9 x 9'10 (3.58m x 3.00m)

with two windows to the rear and side elevation, base units, laminate work surfaces, plumbing for automatic washing machine, tiled floor, boiler and half glazed door to the rear garden

FIRST FLOOR

LANDING

with airing cupboard and access to roof void.

BEDROOM 1

14'1 into bay x 12'2 plus bay (4.29m into bay x 3.71m plus bay)

with two bay windows to the front and side elevations, stripped floor boards, feature fireplace and built in wardrobe with drawer beneath.

BEDROOM 2

12'1 max measurements x 9'5 plus bay (3.68m max measurements x 2.87m plus bay)

with bay window to the side elevation, further window to the rear elevation, feature fireplace, built in cupboard and laminate flooring

BEDROOM 3

12'1 x 7' (3.68m x 2.13m)

with window to the front elevation.

BATHROOM

5'10 x 9'10 (1.78m x 3.00m)

with a four piece white suite, comprising panelled bath, shower in cubicle, wash hand basin, w.c., splash back tiling, and two windows to the rear elevation

EXTERNAL

To the front of the property is an established garden with hedging forming boundary and gate. To the rear

is a lovely sized lawn garden with patio and seating areas, fish pond, shed, raised vegetable beds and fencing and hedging forming boundary. Also the rear is a parking space behind double gates and a larger than average garage with a workshop.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of some double glazing.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire/ Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your



circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip

Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

TENURE.

We understand that the property is Freehold.





GROUND FLOOR

1ST FLOOR





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