



SYMONDS + GREENHAM

Estate and Letting Agents



16 Westbourne Avenue, Hull, HU5 3HR

£370,000

Introducing this magnificent five-bedroom period home on Westbourne Avenue, Hull. This stunning property spans three impressive floors, showcasing a wealth of space and character throughout. Nestled within the highly sought after Avenues of Hull, it boasts a coveted location with a wealth of local amenities and highly regarded schools on the doorstep. The house features five spacious double bedrooms, offering ample accommodation for a growing family. The immense rear garden provides a serene oasis, ideal for relaxation and outdoor activities. Boasting original features throughout, including high ceilings and fireplaces, the residence exudes timeless charm. With its abundance of space and absence of an onward chain, this property presents a perfect opportunity for a family seeking a truly exceptional home.

DON'T MISS OUT....BOOK YOUR VIEWING TODAY!

GROUND FLOOR

ENTRANCE HALL

with understairs storage cupboard and stairs to the first floor



LOUNGE

12'8 max x 15'9 max (3.86m max x 4.80m max)

an excellent sized reception room with bay window and original feature fire place



SITTING ROOM

16'3 max x 12'9 max (4.95m max x 3.89m max)

Another stunning reception room with feature fire place, door to the rear garden and door to the dining room



DINING ROOM

14'0 max x 15'4 max (4.27m max x 4.67m max)

With storage cupboard, feature fireplace and an abundance of natural light through the bay window



KITCHEN

12'5 max x 20'3 max (3.78m max x 6.17m max)

A spacious kitchen with a range of eye level and base level units with complementing work surfaces, space for American fridge freezer, dual fuel range oven with eight gas hob and overhead extractor fan, stainless steel sink and drainer unit and French doors to the rear garden



PANTRY/UTILITY ROOM

With plumbing for washing machine space for tumble dryer and pedestal handbasin

DOWNSTAIRS WC

A convenient downstairs toilet with low-level WC and pedestal handbasin



FIRST FLOOR

LANDING

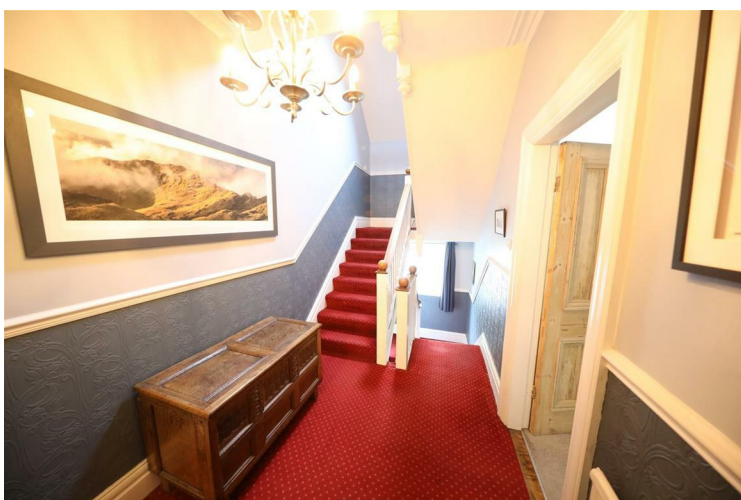
With stairs to the second floor



BEDROOM TWO

16'7 max x 12'9 max (5.05m max x 3.89m max)

Another excellent sized double bedroom with feature fireplace and original fitted wardrobes



BEDROOM ONE

13'2 max x 19'4 max (4.01m max x 5.89m max)

An excellent sized double bedroom with feature fireplace and ensuite shower room



BEDROOM THREE

11'7 max x 19'7 max (3.53m max x 5.97m max)

A third double bedroom with feature fireplace and beautiful views of the garden from the bay window



ENSUITE

With corner shower cubicle and overhead shower attachment, pedestal handbasin, low-level WC, heated towel rail and tiles from floor to ceiling



BATHROOM

8'3 max x 14'4 max (2.51m max x 4.37m max)

A large and modern bathroom with walk-in shower with overhead

shower attachment, standalone bath with mixer tap, low-level WC, heated towel rail, vanity handbasin unit, airing cupboard and tiles to splashback areas



BEDROOM FIVE

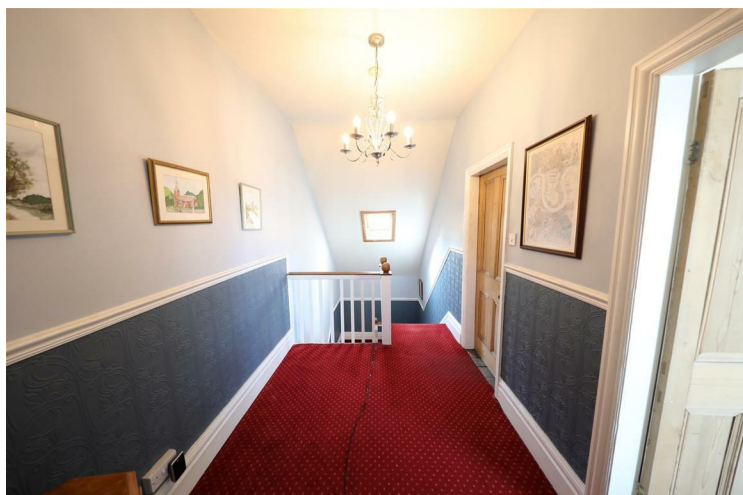
13'2 mx x 10'0 max (4.01m mx x 3.05m max)
A fifth double bedroom with feature fireplace



SECOND FLOOR

LANDING

with door to the storage room



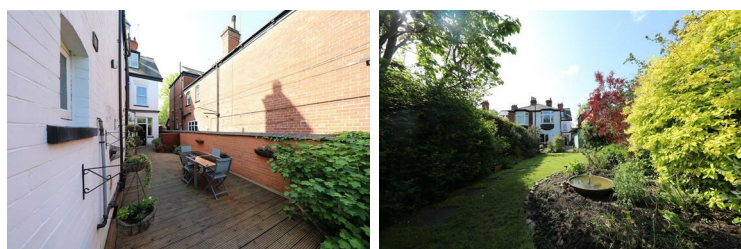
BEDROOM FOUR

13'4 max x 20'8 max (4.06m max x 6.30m max)
A fourth good sized double bedroom with feature fireplace



OUTSIDE

The property benefits from both front and rear gardens



FRONT

The front of the property is laid to slate pebbles and block paved path with areas of raised bedding and enclosed by hedge and waste height iron fence to the front boundary



REAR GARDEN

The huge rear garden is quite a sun trap. It is laid to areas of lawn, shrubbery and raised decking providing superb space to relax or entertain guests



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

COUNCIL TAX BAND

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

TENURE

Symonds + Greenham have been informed that this property is Freehold

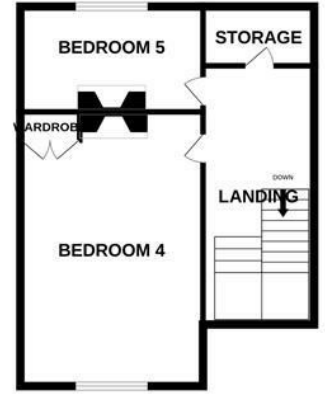
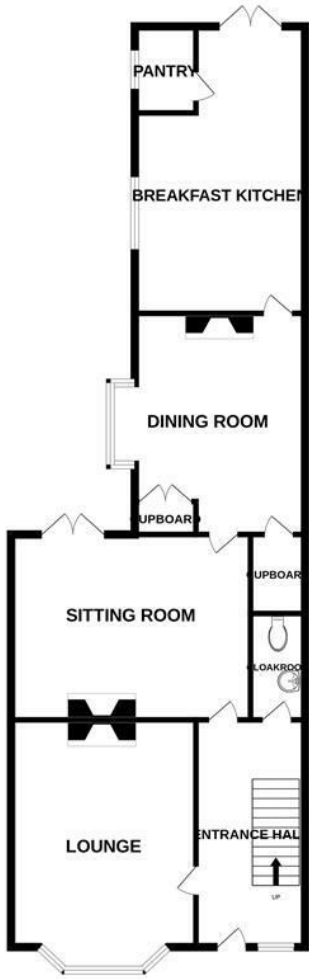
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

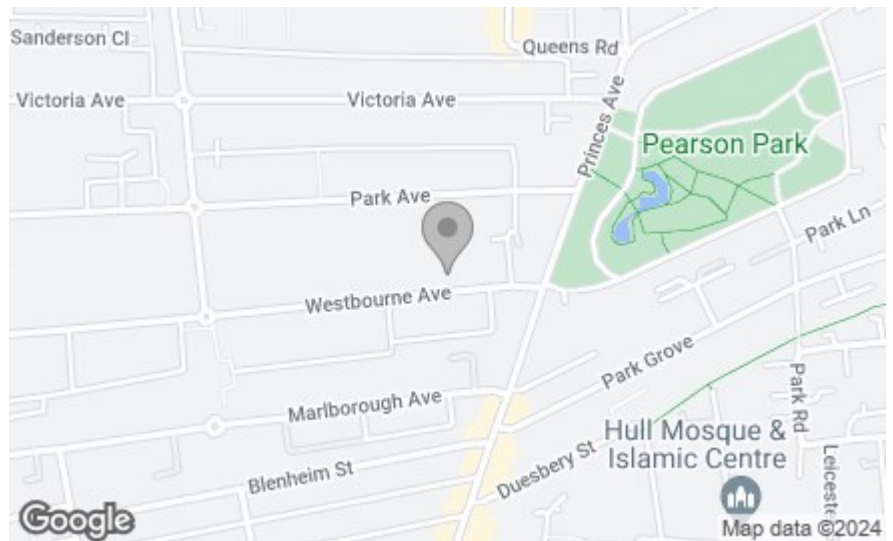
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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 | |
| (82 plus) A | 78 |
| (81-81) 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 | 78 |
| (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 |