



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **14 Westbourne Avenue, Hull, HU5 3HR** **Offers over £360,000**

BACK TO THE MARKET

Introducing this magnificent seven-bedroom period home nestled on Westbourne Avenue HU5. This captivating residence boasts a wealth of original features, including elegant high skirting boards, intricate ceiling roses, and beautiful architrave throughout. A remarkable highlight awaits in the expansive garden—an authentic World War Two air raid shelter, adding a unique historical touch to the property. Spread over three storeys, this charming abode offers seven spacious double bedrooms, providing ample space for a growing family. The generous rear garden is perfect for outdoor gatherings and relaxation. With boundless potential, this property offers an exciting opportunity to create a truly remarkable family home. Furthermore, the absence of an onward chain ensures a smooth and hassle-free transaction.

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

## GROUND FLOOR

### ENTRANCE HALL

With stairs to the first floor and under stairs storage cupboard v



### LOUNGE

12'5 max x 15'7 max (3.78m max x 4.75m max )

An excellent sized reception room with bay window



### DINING ROOM

15'6 max x 13'11 max (4.72m max x 4.24m max )

with door to the rear garden



### SITTING ROOM

11'8 max x 13'8 max (3.56m max x 4.17m max )  
with bay window and door to the kitchen/diner



### KITCHEN/DINER

11'8 max x 19'7 max (3.56m max x 5.97m max )

A spacious kitchen with a range of eye level and base level units with complementing work surfaces, two stainless steel sink and drainer unit, electric oven with overhead extractor fan, space for fridge freezer, door to the rear garden and door to the utility room



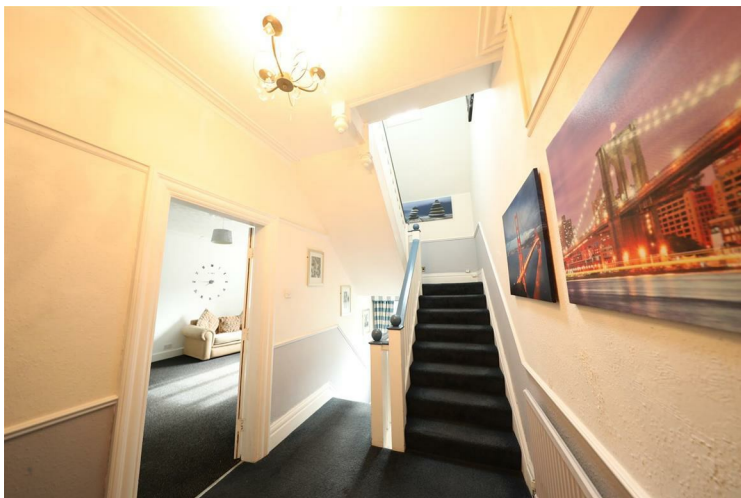
### UTILITY ROOM

With plumbing for washing machine and space for tumble dryer

## FIRST FLOOR

### LANDING

With stairs to the second floor



### BEDROOM ONE

13'9 max x 19'2 max (4.19m max x 5.84m max )

An excellent sized double bedroom



### BEDROOM FOUR

8'8 max x 11'8 max (2.64m max x 3.56m max )

A fourth double bedroom



### BEDROOM TWO

17'5 max x 13'3 max (5.31m max x 4.04m max )

A second excellent sized double bedroom



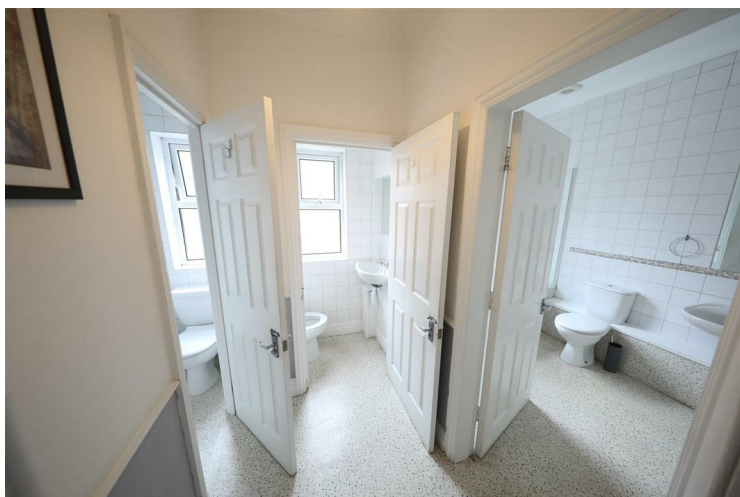
### BATHROOM/SHOWER ROOM/WC



### BEDROOM THREE

11'9 max x 11'4 max (3.58m max x 3.45m max )

Another good size double bedroom with a window and views of the rear garden



### BATHROOM

With low-level WC, pedestal handbasin, panel bath with overhead shower attachment and tiles from floor to ceiling



### SHOWER ROOM

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



### WC

With low-level WC, pedestal handbasin and tiles from floor to ceiling

## SECOND FLOOR

### BEDROOM FIVE

14'7 max x 21'5 max (4.45m max x 6.53m max )  
A huge fifth double bedroom



### BEDROOM SIX

14'5 max x 10'3 max (4.39m max x 3.12m max )  
Another good sized double bedroom



### BEDROOM SEVEN

7'0 max x 17'4 max (2.13m max x 5.28m max )  
A seventh double bedroom



### OUTSIDE

The generous regarding is quite the Sun trap and the perfect place to relax or entertain guests. It is laid mainly the lawn and enclosed by timber fencing and hedge with an area block paved patio



### CENTRAL HEATING

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

### DOUBLE GLAZING

The property has the benefit of double glazing.

### 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**

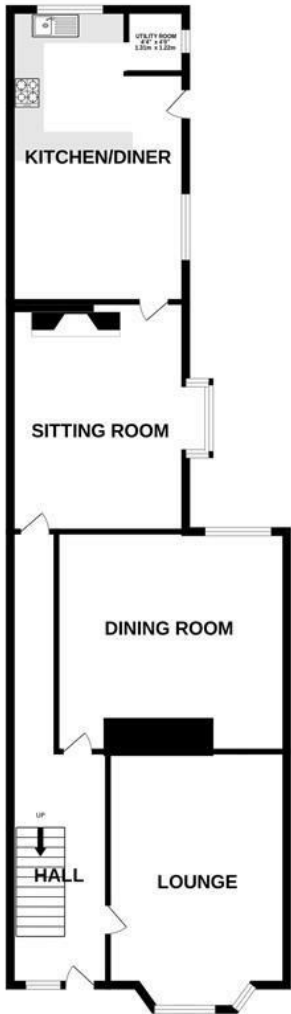
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

**COUNCIL TAX BAND**

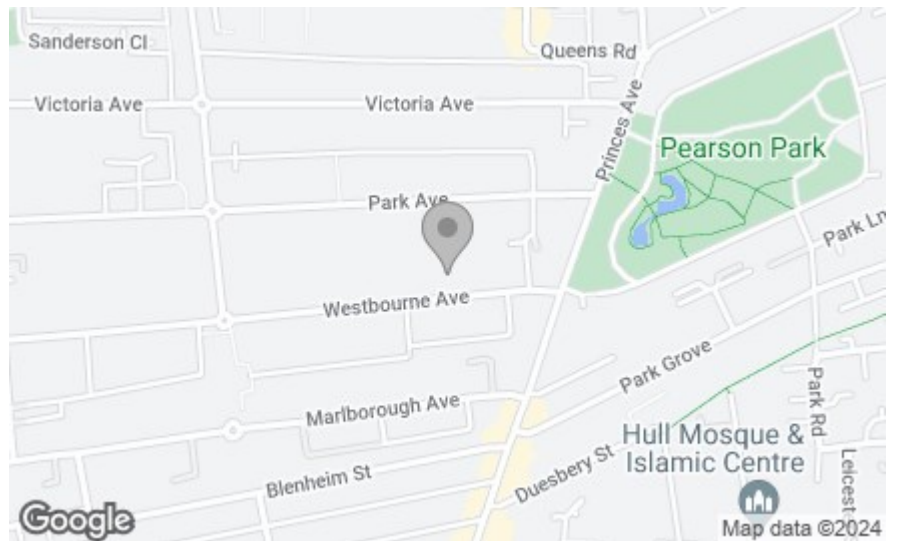
Symonds + Greenham have been informed that this property is in Council Tax Band E

**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) <b>A</b>	
(69-81) <b>B</b>	
(55-68) <b>C</b>	
(45-54) <b>D</b>	
(39-44) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>67</b>	<b>45</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC