



SYMONDS + GREENHAM

Estate and Letting Agents



16 Westbourne Avenue, Hull, HU5 3HR

Offers over £300,000

Introducing this magnificent period home on Westbourne Avenue, Hull with five spacious double bedrooms, spanning three impressive floors - ample accommodation for a growing family. Boasting original features, the property is double-glazed throughout, has a new boiler and the top floor bedrooms and bedroom three were recently insulated to modern standards. The result is a well-insulated house that retains the grand period features of its era.

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 immense rear garden provides a serene oasis, ideal for relaxation and outdoor activities.

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

featuring original floor tiling 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



BEDROOM TWO

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

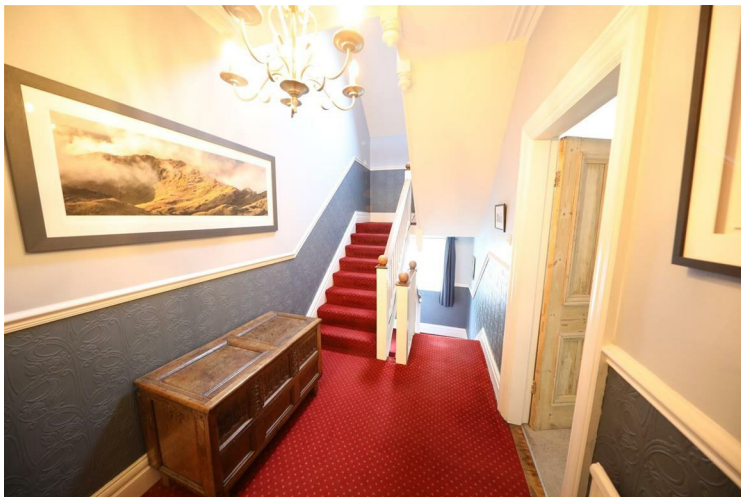
Another excellent sized double bedroom with feature fireplace and original fitted wardrobes



FIRST FLOOR

LANDING

With stairs to the second floor



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

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



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



BEDROOM FIVE

13'2 mx x 10'0 max (4.01m mx x 3.05m max)

A fifth 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 with direct access to the sitting room and kitchen



CENTRAL HEATING

The property has the benefit of gas central heating (not tested), with a new modern boiler fitted Dec 2022.

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.

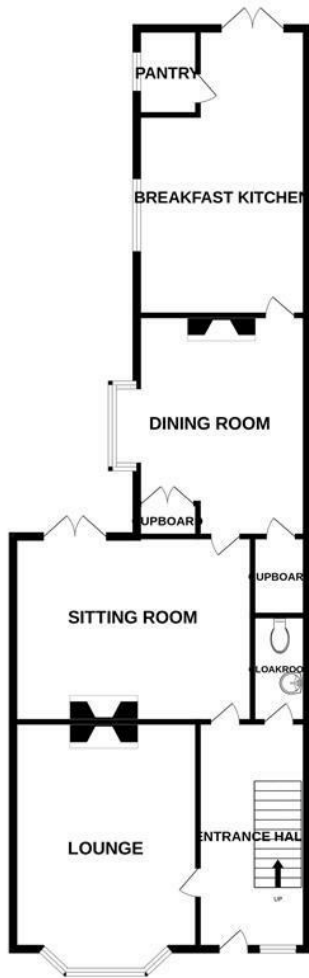
VIEWINGS

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.

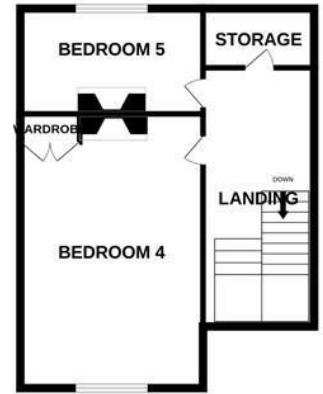
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.
Made with Metropix ©2023

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus)	A		
(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			

