









welcome to

Westbourne Avenue, Hull

Situated in the illustrious Avenues in Hull, this 5 bedroom Victorian family home boasts a lovely spacious lounge area, period detailing and benefits from a mature well kept rear garden. Close to local amenities.













Entrance Hall

With a door to the front and a radiator and stairs leading to the upper floors

Lounge

13' 4" Plus bay window x 16' Max (4.06m Plus bay window x 4.88m Max)

With a coal feature fire place, a radiator and a bay window to the front

Dining Room

17' 2" Max x 13' 5" Max (5.23m Max x 4.09m Max) With a radiator and a door to the rear garden.

Reception Room 3

11' 5" Max x 10' 1" Max (3.48m Max x 3.07m Max) with a coal feature fireplace, a fitted storage cupboard, a radiator and a window to the side.

Kitchen/ Dinning

19' 5" Max x 11' 5" Max (5.92m Max x 3.48m Max) Housing a fitted kitchen with a range of wall and base units, a sink and drainer unit, a cooker, space for a fridge freezer, a storage cupboard, a radiator, a window to the side and a door to the side leading to the rear garden.

Utility Room

11' 1" x 7' 2" (3.38m x 2.18m)

With plumbing for a washing machine, a sink, a window to the rear and a door to the side leading to the rear garden.

Ground Floor Toilet

With a W/C

Landing

With a large storage cupboard and a radiator and stairs leading to the 2nd floor.

Bedroom 1

19' 7" x 13' 10" (5.97m x 4.22m)

With a coal feature fireplace, a radiator and a window to the front.

Bedroom 2

17' 7" Max x 13' 5" Max (5.36m Max x 4.09m Max) With a coal feature fireplace, a wash hand basin, a radiator and a window to the rear.

Bedroom 3

11' 5" x 10' 6" (3.48m x 3.20m)

With a storage cupboard, a radiator and a double glazed bay window to the rear.

Bathroom

With a bath, a wash hand basin and a radiator

W/C

With a W/C and a window to the side.

Bedroom 4

21' 2" max x 13' 10" max (6.45m max x 4.22m max) With fitted wardrobes and a window to the front.

Shower Room

With a W/C a wash hand basin, a walk in shower and a sky light.

Bedroom 5

13' 10" x 9' 8" (4.22m x 2.95m)

With a storage cupboard and a window to the rear.

Front Garden

With a feature path to the front door, shrubs, a gate leading to the rear and a path to the gate, brick wall and wrought iron fence surround and 2 wrought iron gates.

Rear Garden

With a paved area perfect for outdoor seating, a large lawned area, flower beds, shrubs, a summer house at the rear and a brick wall to one side and a hedge to the other.

Outbuilding

A summer house at the rear of the garden.





welcome to

Westbourne Avenue, Hull

- Highly sought after and desirable Avenues location
- Five generously proportioned bedrooms
- · Grand bay windows, high ceilings and period detailing
- Mature landscaped rear garden with summer house
- · EPC Rating: G

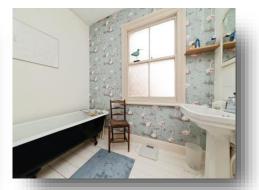
Tenure: Freehold EPC Rating: G

Council Tax Band: E

£320,000

offers in excess of





directions to this property:

01482 447748

See below map for property location, for more information on

the local area please contact your local residential team on:





postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA119768



Property Ref: NEA119768 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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