



Westbourne Avenue, Hull HU5 3HR

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.



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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

directions to this property:

See below map for property location, for more information on the local area please contact your local residential team on: 01482 447748

offers in excess of

£320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA119768 - 0005

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