



Westbourne Avenue, Hull, HU5 3JA

Home Estates are delighted to offer to the market this very fine example of a traditional property with everything one would expect from a desirable Avenues property.

The present owners have lovingly enhanced the property throughout however, there are also many lovely original features. A superb blend of a property of the era with thoughtful additional and useful fixtures and fittings much needed for practical day-to-day living.

This desirable property benefits from an entrance hall, lounge, rear sitting room, dining kitchen, utility room and separate GF WC.

To the first floor there are 3 very spacious and aesthetically pleasing bedrooms and a bathroom- the main bedroom has the benefit of a en-suite shower room.

Outside to the rear is an impressive garden and courtyard garden with a lovely display of plants, flowers and shrubs.

An attractive water feature is inset within the garden, as is a patio/seating area. The property further benefits from 14 solar panels which produce 4 kilowatts.

A very spacious timber workshop/gardeners shed with power and light, is conveniently accessed from the rear garden. A perfect summer leisure area!

A property which is thoroughly deserving of early internal viewing, potential purchasers shouldn't hesitate to view!

Key Features

TRADITIONAL AVENUES PROPERTY

MANY ORIGINAL FEATURES

SPACIOUS DINING KITCHEN

UTILITY ROOM

3 BEDROOMS - 1 WITH EN-SUITE

IMPRESSIVE GARDENS

SOLAR PANELS

DOUBLE GLAZING

Location

A highly sought after conservation area with a unique community spirit.

The Avenues plays host for many interesting events throughout the year, bringing the community together to enjoy all of the historic landmarks and facilities on offer to the residents.

The area is surrounded with the wealth of local amenities, with interesting shopping centres and local independent traders nearby.

Hull city centre and the village of Cottingham are equal distance from the property, providing a more extensive shopping experience.

The area is also well served with highly reputable schools, colleges and academies. The University of Hull is also just minutes away along the neighbouring Cottingham Road. Other amenities include a doctor's surgery, opticians, post office, health centre and library.

Regular public transport connections provide easy access to the city centre and surrounding areas.

The area also has a distinctly cosmopolitan feel, with many multicultural cafe bars and restaurants along the neighbouring Princes Avenue extending through to Newland Avenue.

All in all, a great place to live!

Property Description

Ground Floor

Entrance - Front entrance door with feature stained glass and leaded window and matching side screen window leads through to the entrance hall.

Entrance Hall - Newel post and spindle staircase off to the first floor. Under stairs cloaks recess and meter cupboard. High level picture rail.

Arched corbels.

Cornice.

Partial lincrusta to mid level.

Radiator.

Solid panel wood flooring.

Lounge - 15' 6" x 13' 10" (4.73m x 4.23m) Extremes to extremes.

Double glazed bay window with feature stained glass and leaded top windows looking out over Westbourne Avenue and the front garden areas.

Fireplace with canopied open grate, tiled insert and hearth housing a coal effect living flame gas fire.

High level picture rail with ornate frieze work.

Ornate plaster work to the ceiling.

Radiator.

Solid panel wood flooring.



Rear Sitting Room - 14' 6" x 12' 9" (4.43m x 3.89m) Extremes to extremes.
 Double glazed French doors with matching side screen and overhead screen windows providing views and access to the rear courtyard garden and garden.
 Feature fireplace with coal effect living flame gas fire and a tiled hearth with mirrored over mantle.
 High level picture rail with ornate frieze work.
 Ornate plaster work to the ceiling.
 Cornice.
 Radiator.
 Solid panel wood flooring.



Dining Kitchen - 19' 7" x 11' 1" (5.98m x 3.38m) Extremes to extremes narrowing to 3.04 to the dining area.
 Double glazed windows with aspect over the rear courtyard garden.



Dining area..
 Built-in high level storage cupboard with low level drawer unit beneath.
 High level picture rail.
 Space for dining table.
 Space for a upright fridge/freezer.
 Unit housing a double oven.
 Open display shelving adjacent.

Kitchen area..
 Range of base, drawer and wall mounted units with a laminate work surface housing a hob, built-in glass funnel hood extractor fan over with a brick effect tiled splash back surround.
 Space for a further fridge.
 Further work surface with a single drainer and a deep ceramic Belfast style sink and mixer tap over with a contrasting tiled surround.
 Extractor fan.
 Contrasting tiled flooring.



Utility Room - Plumbing for an automatic washing machine.
 Space for further upright fridge/freezer.
 Built-in low level drawer unit.
 Double glazed multi-paned window with aspect over the rear garden area.
 Feature partial low level paneling.
 Double glazed rear entrance door leading through to the rear garden area.

GF Cloaks/WC - 2-piece suite comprising of a corner wash hand basin and low flush W.C.
 Low level feature paneling.
 Double glazed opaque window.
 Classic style radiator.



First Floor

Landing - Split level with a spindle rail enclosure.
Ornate lincrusta work.
High level skylight window.
Spindle staircase off to the boarded loft space.

Bedroom One - En Suite - 17' 5" x 12' 1" (5.31m x 3.69m)

Extremes from the front of the fitted wardrobes narrowing to 4.2m to extremes narrowing to 2.0m.
Double glazed multi-paned window with aspect over the front garden area also with feature stained glass and leaded windows.
Built-in single robe with shelf and hanging rail.
Range of fitted wardrobes with double hanging rails and storage space.
Recess for further storage.
High level picture rail with ornate frieze work.
Ornate ceiling.
Radiator.
Solid panel wood flooring.

En suite..

3-piece suite comprising of a walk-in shower enclosure, vanity wash hand basin with storage space beneath and low flush W.C. all with a contrasting tiled surround.
Chrome fittings to the sanitary ware.
Recessed downlighting.
Cornice.
Classic style radiator/towel rail
Coordinating solid panel wood flooring.

Bedroom Two - 13' 4" x 11' 11" (4.08m x 3.64m)

Extremes plus recess to extremes.

Double glazed multi-paned window with aspect over the rear garden area.
Ornate bedroom fireplace with tiled insert and hearth and canopied open grate for display purposes only.
Single robe.
High level picture rail with frieze work above.
Radiator.

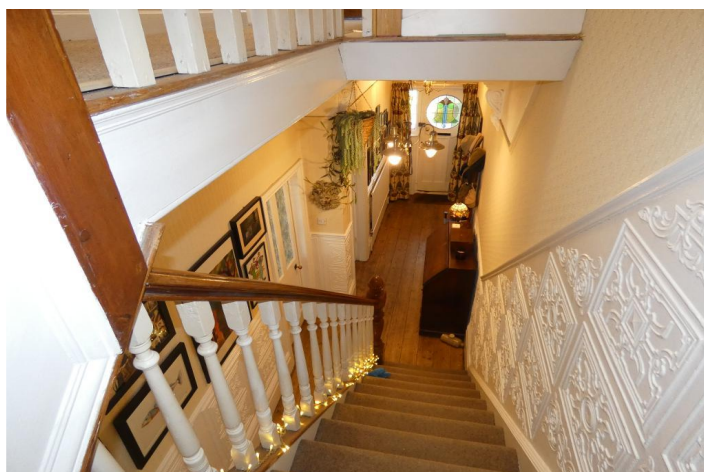
Bedroom Three - 11' 4" x 9' 0" (3.47m x 2.75m)

Extremes to extremes plus door access.

Double glazed multi-paned window with aspect over the rear garden area.
Wall light point.
High level picture rail.
Radiator.
Solid panel wood flooring.

Bathroom - White 3-piece suite comprising of a panel bath with shower over, pedestal wash hand basin and low flush W.C.

Classic style radiator/towel rail.
Chrome fittings to the sanitary ware.
Low level contrasting tiled surround.



Extractor fan.
Double glazed opaque window.
Loft hatch to the roof void.
Recessed downlighting.

Converted Attic

Boarded Loft - 13' 11" x 11' 6" (4.25m x 3.51m) Fixed staircase from the main landing.
Double glazed fitted skylight window.
Power and light.
Storage space to the eaves.
Radiator.

Exterior

Rear Garden - Outside to the rear is a courtyard garden area. The main garden has a lovely display of trees, plants, flowers and shrubs with a water feature and patio/seating area.
A spacious gardeners shed and workshop are conveniently placed within the rear garden.

Front Garden - The front garden is also laid with established plants, flowers and shrubs.

Council tax band: C

MONEY LAUNDERING REGULATIONS 2017: 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 will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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