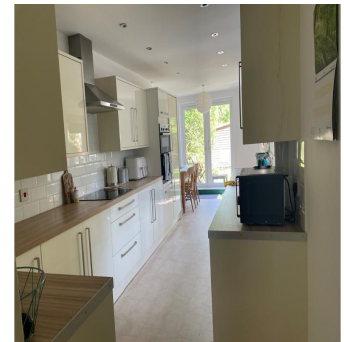




3 Bed Terraced House

£295,000



Westbourne Avenue, Hull, HU5 3JB

An impressive traditional property which is perfectly placed within this highly sought after conservation area. This desirable property has everything one would expect from a traditional period property. The highly impressive internal accommodation is a successful blend of original features together with modern day fixtures and fittings created for modern day living.

The accommodation is arranged to two floors, and has been the subject of tasteful updating and enhancement throughout. The internal layout briefly comprises: entrance hall which leads through to a pleasant bay windowed lounge and further leads through to a rear sitting room or dining room, French doors provide lovely views to the rear courtyard and garden. Also leading through from the entrance hall is a superb kitchen with an attractive range of matching high gloss units which are further complimented with a host of quality integrated appliances and coordinating fixtures and fittings. This is a well planned domestic preparation area with space for informal dining. To the first floor there are three generously proportioned bedrooms and the family bathroom which has been the subject of tasteful, sympathetic refurbishment. The bathroom has an appealing suite which includes a free standing claw & ball foot roll top bath. Outside to the rear the garden has been laid with pavers thus creating a low maintenance patio/seating area. There is also a detached garage to the rear. Additionally as one would expect from a property of this calibre, there is a gas central heating system and majority double glazing.

Offered with vacant possession on completion and no chain involved, early viewing of this beautiful property is advised to avoid disappointment.

Key Features

SUPERB PERIOD PROPERTY!

3 BEDROOMS

PLEASANT BAY WINDOWED LOUNGE

2ND RECEPTION ROOM

SUPERB BREAKFAST KITCHEN

TASTEFUL RESTYLED BATHROOM

DETACHED GARAGE

NO CHAIN INVOLVED

Location

Westbourne Avenue has an attractive leafy tree lined presentation with deep grass verge divides. The property is surrounded with many historic land marks and places of interest. The Avenues plays host to many seasonal events throughout the year thus creating a fairy unique community spirit! The area is well served with a wealth of local amenities much needed for day to day living. There are busy, interesting local traders on the neighbouring Chanterlands Avenue with a post office, health centre, pharmacy and library. For the growing family there are highly reputable schools, colleges and academies nearby. The University of Hull is also just a short commute from the property. Regular public transport connections provide easy access to th city centre and surrounding areas. For those wishing to spend quality leisure time with friends and family the area has a distinctly cosmopolitan vibe with many well visited and vibrant cafe bars and restaurants along the neighbouring Princes Avenue. All in all a great place to live!

Property Description

Ground Floor

Ground floor - Canopied entrance porch leading to part glazed front entrance door with matching overhead screen and side screen windows leading through to the entrance hall.

Entrance Hall - Spindle staircase off to the first floor.
Understairs storage/meter cupboard.

Radiator.

Cornice.

High level picture rail.

Oak grained effect panelled flooring.

Cloaks/WC - White 2-piece suite comprising of a pedestal wash hand basin with a tiled splash back surround and low flush WC.

Radiator.

Extractor fan.

Recessed down-lighting.

Coordinating tiled flooring.

Lounge - 14' 11" x 12' 5" (4.57m x 3.8m) Extremes to extremes.

Multi paned deep bay window with aspect over the front garden area.

Fire place with a canopied open grate and tiled inset and hearth.

Radiator.

High level picture rail.

Ceiling rose.

Cornice.



Panelled wood flooring.

Rear Sitting Room/Dining Room - 15' 4" x 9' 5" (4.69m x 2.88m) Into french door bay and to extremes.

Double glazed French doors bay with matching overhead screen windows providing views and access to the rear courtyard and gardens beyond.

Chimney breast with with rustic brick open display niche. Solid wood over mantle.

Radiator.

High level picture rail.

Oak grained effect panelled flooring.

Kitchen - 25' 4" x 8' 0" (7.73m x 2.46m) To extremes and widening to 3.00.

Double glazed windows with aspect over the rear walled courtyard area.

Double glazed french doors providing views and access to the rear patio and gardens beyond.

Range of matching high gloss base, drawer and wall mounted units, with brushed steel effect handle detail.

Laminate work surface housing a 1 1/2 bowl single drainer sink unit with a mixer tap over and a brick effect tiled splash back surround.

Built in double oven.

Further laminate work surface housing a hob with a stainless-steel funnel hood extractor fan over. also with a brick effect tiled splash back surround.

Integrated washing machine.

Integrated dishwasher.

Integrated fridge freezer. ???

Cupboard housing gas central heating boiler.

Radiator.

Space for dining table.

Coordinating ceramic tiled flooring.

Recessed down-lighting.

Double glazed rear entrance door.

First Floor

Landing - Spindle rail enclosure.

Loft hatch through to roof void. Door through to:

Bedroom 1 - 14' 11" x 12' 5" (4.55m x 3.8m) Extremes to extremes

Multi paned and leaded 3/4 bay window with aspect over the front garden area.

Radiator.

Coving.

Bedroom 2 - 14' 11" x 9' 6" (4.55m x 2.91m) Extremes to extremes.

Double glazed 3/4 bay window with aspect over the rear garden area.

Radiator.



Bedroom 3 - 11' 6" x 6' 10" (3.53m x 2.11m) Extremes to extremes

Multi paned and leaded window with aspect over the front garden area.

Radiator.

Bathroom - White 4-piece suite comprising of a walk in corner shower enclosure with chrome effect flexi head.

Roll topped bath with claw and ball foot and victoria style shower attachment.

Pedestal wash hand basin with a tiled splash back surround.

Low flush suite WC.

Chrome fittings to the sanitary ware.

Mid level dado rail.

Double glazed opaque windows.

Recessed down-lighting.

Extractor fan.

Radiator.



Exterior

Rear Garden - Outside to the rear is a walled courtyard area with flower and shrub borders. There is a raised decking area and the garden is mainly laid to lawn with shaped borders and beds housing numerous established trees, plants, showers and shrubs. A gardeners shed is inset to the perimeter. There is garage measuring 4.8m x 4.26m with up and over and service door. The garden is enclosed to the rear with high level drive gates and a high level access gate. There is external lighting and an external water supply.

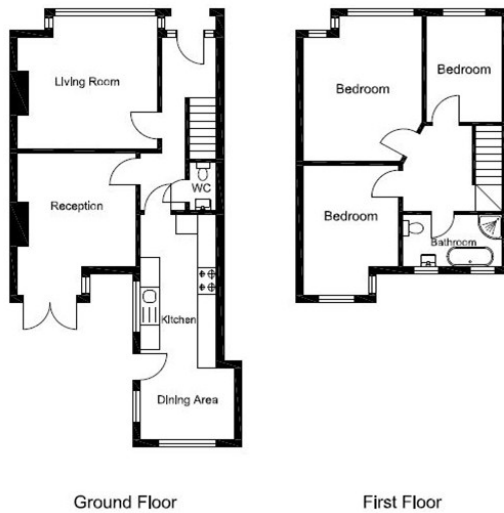


Front Garden - The front garden area is enclosed with a low level wrought iron railed enclosure and matching access gate. The garden has been laid with fine stone pebbling with ground covering shrubs, flower and plants.



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.



Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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