



SYMONDS + GREENHAM

Estate and Letting Agents



284 Westbourne Avenue West, Hull, HU5 3JD

Offers over £175,000

Symonds and Greenham are delighted to present this beautifully presented three bedroom mid terraced home, situated on the ever popular Westbourne Avenue West, just off Chanterlands Avenue in the heart of HU5. Offering stylish accommodation throughout, this fantastic property is perfectly suited to first time buyers, young families and professionals alike. Boasting a superb open plan living space, a generous rear garden, garage and off street parking, the property is ideally positioned within walking distance of a wealth of local amenities, well regarded schools, cafés, bars and excellent transport links.

The ground floor comprises a welcoming entrance hall, leading through to a bright and spacious open plan living and dining room, featuring a beautiful bay window to the front and patio doors opening onto the rear garden, creating a fantastic space for both everyday living and entertaining. To the rear is a stylish fitted kitchen offering ample storage and workspace.

The first floor offers three well proportioned bedrooms, comprising two generous doubles and a comfortable single bedroom, together with a contemporary shower room finished to a high standard.

Externally, the property enjoys a lovely enclosed rear garden, mainly laid to lawn with a paved patio area, providing the perfect space to relax or entertain during the warmer months. A garage offers additional storage, while to the front a private driveway provides valuable off street parking.

Combining stylish interiors, practical living space and a highly sought after HU5 location, this superb home is ready to move straight into and is one not to be missed.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B.

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

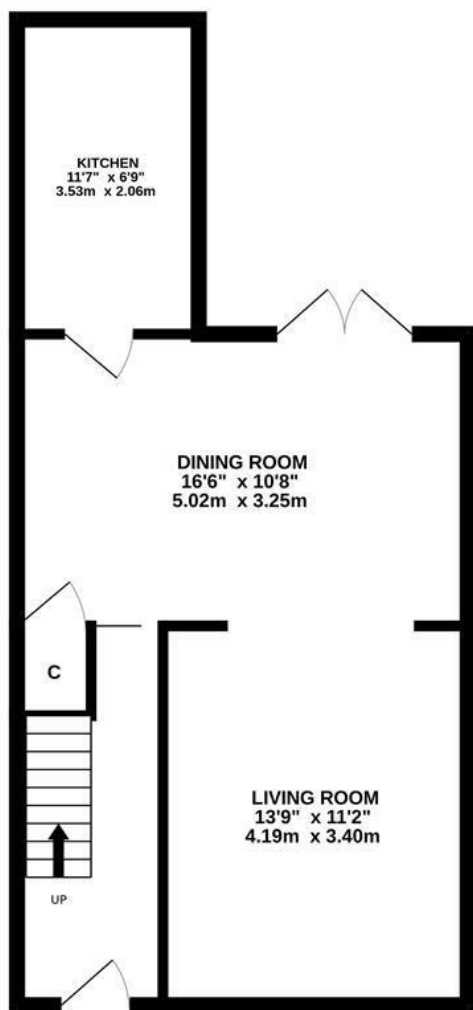
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

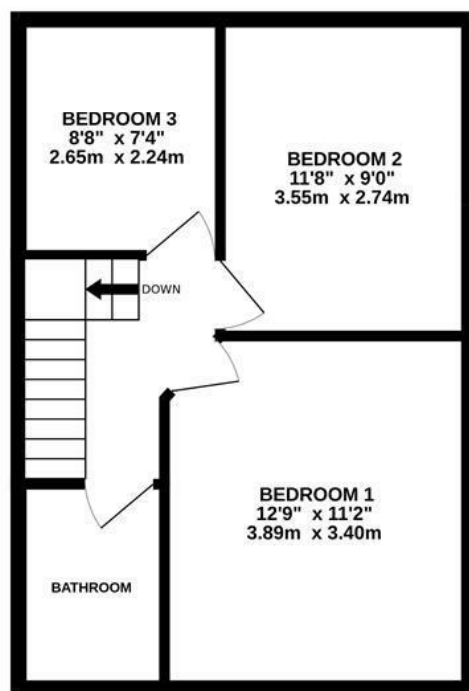
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.

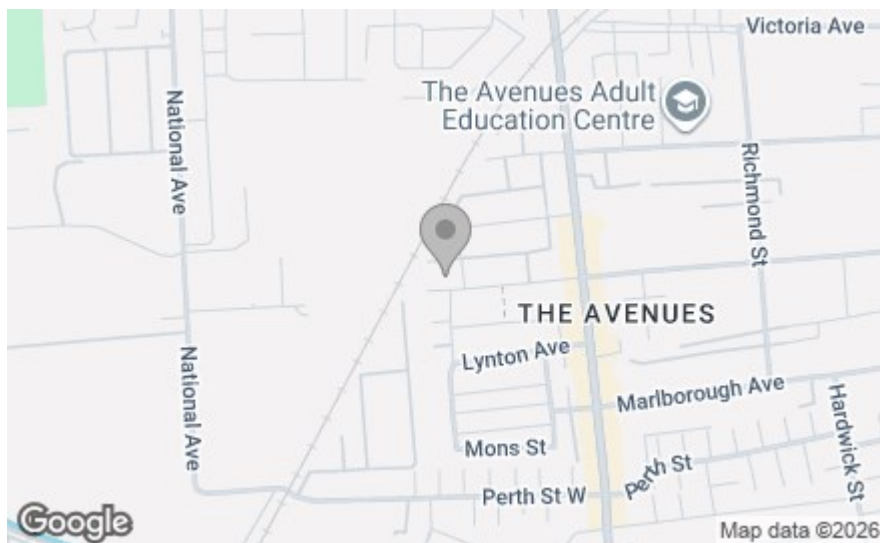


1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			64
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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	