



5 Bed Apartment

£340,000



Westbourne Avenue, Hull, HU5 3HS

Homes Estates are delighted to offer to the market this superb property which is arranged to three floors. The property is set well back from the road with an attractive leafy tree lined lawned divide.

This appealing property provides superb family accommodation which is generously proportioned with lots of charm and character throughout. Briefly comprising of an entrance hall which extends through to a pleasant bay windowed lounge, also extending through from the hall is a highly impressive open plan rear sitting room or dining room opening through to the dining kitchen which has an extensive range of attractive solid oak units which are further complemented with integrated appliances and attractive co-ordinating fixtures and fittings.

An open arch leads through to a separate dining area. This is a very well-planned domestic preparation area with space for both formal and informal dining. A true hub of the house and perfect for the growing family. A useful addition to the ground floor and leading through directly from the main kitchen area is a utility room/ground floor cloaks WC with a white two-piece suite.

To the first floor there are four bedrooms and a family bathroom with a white three-piece suite and shower over the bath with contrasting tile surround. To the second floor there is a further spacious bedroom.

Outside there is a large rear garden with well stocked borders and beds housing a lovely display of trees, plants, flowers and shrubs. Also included within the rear garden is a spacious walled courtyard area with raised decking patio/seating area. A garden shed is inset within the perimeter.

As one would expect from a property of this calibre there is a gas central heating system and double glazing. This is a very desirable property, discerning purchasers cannot fail to be impressed.

Internal viewing is highly recommended.

Key Features

Location

Westbourne Avenue is a highly regarded residential avenue within this most sought-after conservation area. The property enjoys many of the historic landmarks within the "Avenues area". There are busy local independent traders along the neighbouring Chanterlands Avenue. However, for a more extensive shopping experience, Hull city centre is just a short commute from the property.

There are good road connections via public transport in and out of the city and the area has many other amenities to include highly sought-after school's colleges, academies, and the University of Hull. For those wishing to spend quality leisure time with family and friends there are many vibrant and well visited café bars and restaurants along Princes Avenue extending through to Newland Avenue.

The historic Pearson Park is within walking distance with recently restored Victorian Park with botanical garden and bandstand together with a children's play park.

Property Description

Ground Floor

Entrance Hall - Canopied entrance porch leading to a part glazed front entrance door with stained glass and leaded detail inset and a side screen window.

Spindle staircase off to the 1st floor.

High level picture rail.

Ceiling rose.

Corinse.

Solid panel wood flooring.

Lounge - 14' 9" x 14' 5" (4.5m x 4.41m) Extremes to extremes.

Double glazed bay window with aspect over the front garden area.

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

High level picture rail.

Ornate detail to the ceiling.

Coving.

Radiator.

Dining Kitchen - 40' 1" x 10' 9" (12.22m x 3.29m) Extremes to Extremes extending to 3.31. in the dining area.

Double glazed window with aspect over the walled courtyard garden.

Range of solid wood base, drawer and wall mounted units with a high gloss quartz work surface housing ceramic 1 1/2 bowl single drainer sink unit with a swan neck mixer tap over and tiled splash back surround.

Integrated fridge.

Integrated dishwasher.



Integrated microwave.
 Space for a range or cooker within a niche also with a tiled splashback surround.
 Storage cupboard with high level storage units which all match the other units.
 Coordinating panel tile flooring to kitchen.
 Radiators.
 Open arch leads to dining area with a further window looking over the rear garden area.



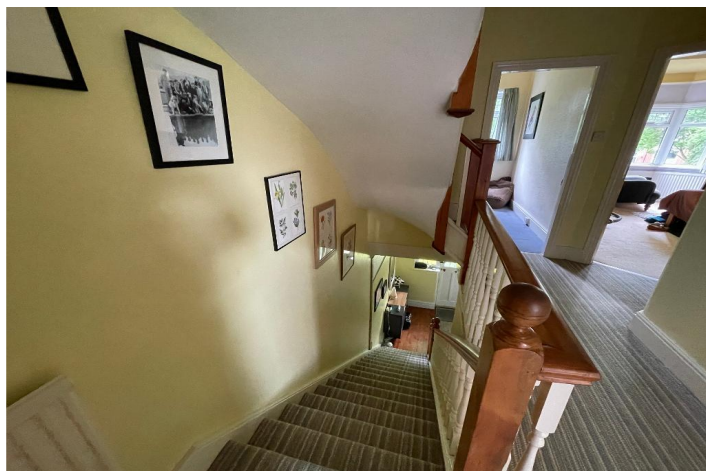
Utility Room - Low flush WC.
 Wall mounted wash hand basin with a tiled splash back surround.
 Space for freezer.
 Plumbing for automatic washing machine.
 Double glazed opaque window.
 Double glazed rear entrance door with overhead double glazed screen window.

First Floor

Landing - Storage cupboard with matching overhead storage cupboards.
 Radiator.
 Spindle rail enclosure.
 Fixed staircase off to 2nd floor.



Bedroom 1 - 16' 3" x 15' 5" (4.97m x 4.72m) Double glazed bay window with aspect over the front garden area.
 Ornate bedroom fireplace with open display grate.
 High level picture rail.
 Radiator.



Bedroom 2 - 14' 4" x 11' 0" (4.37m x 3.37m) To front of fitted wardrobes and to extremes.
 Double glazed window with aspect over the rear garden area.
 Built in twin double robes with matching overhead storage units.
 Ornate bedroom fireplace with open display grate and over mantle.
 Radiator.

Bedroom 3 - 11' 11" x 10' 9" (3.65m x 3.3m) Extremes to extremes.
 Double glazed window with aspect over the rear garden area.
 Built in storage cupboard.
 Radiator.



Bedroom 4 - 9' 8" x 6' 11" (2.95m x 2.12m) Extremes to extremes.
 Double glazed window with aspect over the front garden area.
 Radiator.

Family Bathroom - With a 3 piece suite comprising of a

panel bath with flexi shower over, built in vanity wash hand basin with storage beneath and low flush WC.
 Mid level contrasting tiled surround.
 High level contrasting tiled surround.
 Chrome fittings to sanitary ware.
 Radiator.
 Double glazed opaque window.

Second Floor

Bedroom 5 - 15' 3" x 12' 8" (4.65m x 3.87m) To extremes and plus recess.
 Spindle rail enclosure.
 Double glazed fitted skylight windows.
 Storage space to the eaves.
 Wardrobe with hanging rail and overhead storage unit.
 Radiators.

Council tax band: TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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