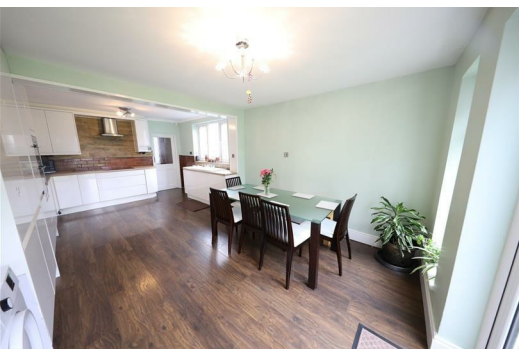




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 77 Westbourne Avenue, Hull, East Yorkshire HU5 3HW

### £390,000

HUGE FIVE BEDROOM FAMILY HOME - THREE BATHROOMS - ROOF TERRACE PLUS REAR GARDEN - TWO RECEPTION ROOMS - WORKING FIREPLACES - WALK IN LOFT STORAGE - SOLAR PANELS

Discover an exceptional family residence on the coveted Westbourne Avenue, nestled in the heart of the Avenues. This substantial 5 bedroom, 3 bathroom property is the epitome of a perfect family home, offering unparalleled living space, inside and out.

Upon entering, you're welcomed by the grandeur of this residence, with two beautifully appointed living rooms that provide ample space for relaxation and entertaining. A dedicated dining room is perfectly positioned for hosting family gatherings and special occasions. Practicality meets style on the ground floor with a shower/utility room and a generously sized kitchen, designed to meet the demands of a modern family. This space effortlessly transitions to a delightful rear garden, offering an oasis of greenery and tranquility.

Venturing to the first floor, you'll find four excellent sized bedrooms, a well appointed family bathroom, and a convenient w/c. However, the true gem on this floor is the roof terrace, providing an inviting outdoor living space that's perfect for enjoying sunny afternoons and warm evenings.

As you ascend to the second floor, you'll discover a further generous bedroom, a office space and an additional bathroom. Plus, the walk-in loft space offers a world of storage solutions or the potential for conversion, depending on your needs.

The property is equipped with solar panels, contributing to energy efficiency. Additionally, all windows and doors have been thoughtfully replaced to adhere to conservation area regulations, ensuring a harmonious blend of modern living and historical charm. The excellent catchment area for schools makes it ideal for families, while the proximity to amenities on Princes, Newland, and Chant Avenue ensures that you're never far from shopping,

## GROUND FLOOR

### ENTRANCE HALL

a welcoming hall way with stairs to first floor and door to...



### LIVING ROOM

15'9 x 15'2 (4.80m x 4.62m )

A spacious living room with gas fire and bay window



### RECEPTION/PLAY ROOM

19'3 x 13'1 max (5.87m x 3.99m max)

another good sized reception room with a working fireplace and double doors leading to the rear garden



### SHOWER/UTILITY ROOM

a modern shower room/utility with low level w/c, sink basin with vanity unit, walk in shower and plumbing for washing machine



### DINING ROOM

14'0 x 12'0 max (4.27m x 3.66m max)

a well presented dining room with fitted units and access to...



### KITCHEN

21'3 x 12'0 max (6.48m x 3.66m max)

a well appointed kitchen with a range of eye and base level units with complementing work surfaces, ceramic sink with drainer unit, integrated dishwasher, integrated double oven, induction hob, overhead extractor fan, integrated fridge freezer and space for tumble dryer, with additional dining area and double doors leading to the rear garden



## FIRST FLOOR

### LANDING

with stairs to second floor and door to...



### BEDROOM 3

15'9 x 13'4 max (4.80m x 4.06m max)

a spacious double bedroom



### BEDROOM 4

16'4 x 13'4 max (4.98m x 4.06m max)

another well presented double bedroom with fitted storage



### BEDROOM 5

16'9 x 12'1 max (5.11m x 3.68m max)

an immaculate bedroom, currently used as additional living space, with working fireplace and door to...



### ROOF TERRACE

a phenomenal roof terrace overlooking the garden, with artificial grass and railings



### BEDROOM 6

12'0 x 6'9 max (3.66m x 2.06m max)

a good sized bedroom, currently used as a home office



### BATHROOM

with heated towel rail, sink basin with vanity unit and free standing bath



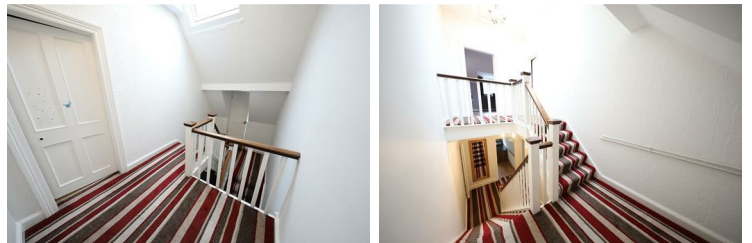
### W/C

with low level w/c and sink basin with vanity unit



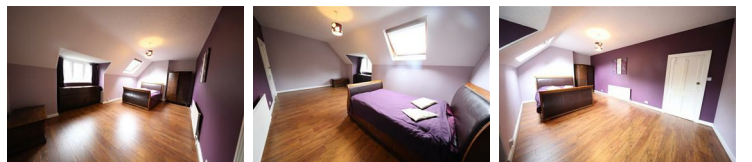
### SECOND FLOOR

#### LANDING



### BEDROOM 1

a huge primary bedroom



### BEDROOM 2

another generously sized double bedroom



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.

#### 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.

#### BATHROOM

with low level w/c, sink basin with vanity unit, panelled bath with overhead shower attachment and door to...



#### WALK IN LOFT

15'7 x 5'11 max (4.75m x 1.80m max)

#### OUTSIDE

a generous rear garden mainly laid to lawn with patio area, side return and low maintenance shrubbery, enclosed by timber fencing



#### CENTRAL HEATING

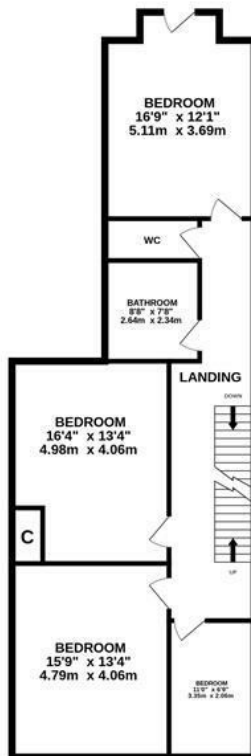
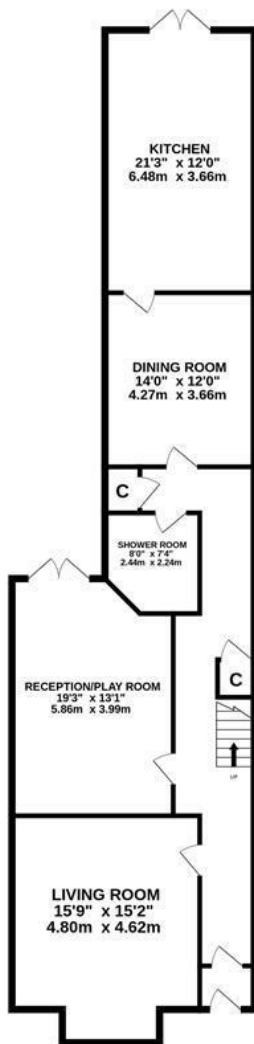
The property has the benefit of gas central heating (not tested).

#### COUNCIL TAX BAND

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

#### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details



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) <b>A</b>                          |           | <b>79</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            | <b>59</b> | <b>59</b> |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential                                                                           |
|-----------------------------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |                                                                                     |
| (92 plus) <b>A</b>                                              |  |                         |                                                                                     |
| (81-91) <b>B</b>                                                |  |                         |                                                                                     |
| (69-80) <b>C</b>                                                |  |                         |                                                                                     |
| (55-68) <b>D</b>                                                |  |                         |                                                                                     |
| (39-54) <b>E</b>                                                |  |                         |                                                                                     |
| (21-38) <b>F</b>                                                |  |                         |                                                                                     |
| (1-20) <b>G</b>                                                 |  |                         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                                                                                     |
| England & Wales                                                 |  | EU Directive 2002/91/EC |  |

