



5 Bedroom Semi Detached House

Westbourne Avenue, Hull, HU5 3JA

Offers Over

£350,000



- MANY ORIGINAL FEATURES • SOUGHT AFTER CONSERVATION AREA • 5 BEDROOMS • GF & FF BATHROOMS • DOUBLE GARAGE • GAS CENTRAL HEATING • PARTIAL DOUBLE GLAZING • VACANT POSSESSION ON COMPLETION • NO CHAIN INVOLVED • MUST BE VIEWED





5 Bedroom Semi Detached House

Westbourne Avenue, Hull, HU5 3JA

Offers Over

£350,000

A truly fine example of a period residence which is perfectly placed within this desirable tree lined conservation area.

A handsome Semi Detached property with many appealing original features. This generously proportioned Semi Detached property is set well back from the road with spacious accommodation which is arranged to 2 floors.

The generously proportioned accommodation briefly comprises of a highly impressive reception hall, 2 very spacious reception rooms, a breakfast room, kitchen, bathroom with a 3-piece suite and sun/garden room.

To the first floor, there are 5 good sized bedrooms and a further family bathroom.

The garden to the rear is mainly laid to lawn with mature established trees, plants, flowers and shrubs to the borders and beds with a double garage which is conveniently placed within the rear boundary and accessed from the rear garden.

Additionally, the property has a gas central heating system and partial double glazing.

A thoroughly unique property - viewing is highly recommended!

Vacant possession on completion and with no chain involved.

Location

Westbourne Avenue is a highly sought after residential area surrounded with a wealth of local amenities and interesting historic landmarks.

There are busy local independent traders along the neighbouring Chanterlands Avenue however, Hull city centre and Cottingham village are just a short commute from the property for a more extensive shopping experience.

This property would be perfect for the growing family as there are reputable schools, colleges and academies close by. The University of Hull is just minutes away from the property.

The Avenues have a unique community spirit playing host to many events throughout the year.

As one would expect there are other amenities, all within a convenient proximity to the property, including a doctor's surgery, post office, opticians and library.

Regular public transport connections provide easy access to the Paragon road and rail interchange within the city centre.

For those wishing to spend quality leisure time, nights out etc, there are many multicultural cafe bars and restaurants along the neighbouring Princes Avenue extending through to Newland Avenue.

The historic Pearson Park and recently restored Botanic Gardens and bandstand together with a children's play park are just a short distance from the property.

A great place to live!

Property Description

Ground Floor

Entrance Porch - Front entrance door with side screen windows leads through to an entrance porch..

The entrance porch has original tiling and leads through to a further front entrance door with feature stained glass and leaded detail, side screen and overhead screen windows leading through to the reception hall.

Reception Hall - Low level built-in meter cupboard. Newel post and spindle turned staircase off to the first floor.

Under stairs storage cupboard.

Mid level dado rail.

Glazed opaque window with multi-paned window above.

Parquet flooring.



Lounge - 18' 2" x 13' 3" (5.55m x 4.06m) Extremes to extremes.

Deep bay window with aspect over the front garden area.

A further window looking through to the entrance porch.

A fireplace with canopied open grate for solid fuel fire and tiled insert and hearth.

High level picture rail with frieze work above.

Ceiling rose.

Cornice.

Radiator.



GF Bathroom - White three piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C.

Glazed twin opaque windows.

Partial tiling to the walls with mid level dado rail.

Radiator.



Reception Room - 16' 0" x 13' 3" (4.89m x 4.05m)

Extremes to extremes.

Double glazed sealed unit French doors with overhead screen window providing views and access to the rear patio and gardens beyond.

High level picture rail.

Ceiling rose.

Cornice.

Radiator.



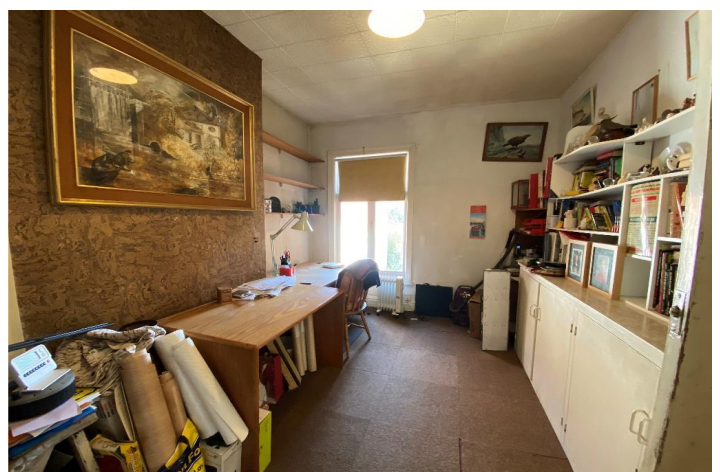
Dining Room/Breakfast Room - 14' 4" x 12' 7" (4.37m x 3.86m) Extremes to extremes.

Double glazed window with aspect over the rear courtyard area and garden beyond.

Built-in high level storage cupboard with drawer and storage unit beneath housing the gas central heating boiler.

Radiator.

Laminate flooring.



Kitchen - 14' 2" x 13' 4" (4.34m x 4.08m) Extremes to extremes.

Dual aspect, double glazed windows with aspect over the rear garden area and rear courtyard area.

Range of base, drawer and wall mounted units with solid wood work surfaces.

Built-in double deep sink unit with mixer taps over, also built into a solid wood work surface.

Low level wine rack.

Plumbing for automatic washing machine.

Open display shelving.

Matching glazed display cabinet.

Space for Range style cooker with a stainless steel

funnel hood extractor fan over and a contrasting tiled surround.

Space for larder fridge.

Wall mounted open display shelving.

Radiator.

Quarry tiled flooring.

Rear entrance door leads through to an inner lobby..

Inner Lobby - Part glazed rear entrance door and overhead screen window.

Built-in storage cupboard.

Sun/Garden Room - *11' 2" x 6' 8" (3.41m x 2.04m)* Extremes to extremes.

Windows looking out over the rear garden area and patio adjacent.

Tiled flooring.

First Floor

Landing - Arched corbels.

Loft hatch through to the roof void which is glazed.

A further fitted skylight window.

Mid level dado rail.

Bedroom One - *17' 7" x 13' 5" (5.37m x 4.1m)* Extremes to extremes.

Bay window with aspect over the front garden area.

Fireplace with tiled back and hearth and over mantle.

High level picture rail.

Radiator.

Bedroom Two - *16' 1" x 12' 1" (4.92m x 3.7m)* Extremes to extremes plus recess.

Sealed unit double glazed windows looking out over the rear garden area.

Fireplace with canopied open grate for display purposes with a tiled hearth.

Built-in double robes.

High level picture rail.

Radiator.

Bedroom Three - *16' 8" x 13' 6" (5.1m x 4.13m)* Extremes to extremes. Irregular shape

Sealed unit angled bay window with aspect over the rear garden area.

Corner built-in double robe.

Fireplace with tiled insert and hearth for display purposes only.

Picture rail.

Radiator.

Bedroom Four - *13' 3" x 8' 3" (4.06m x 2.53m)* Extremes to extremes plus recess.

Sealed unit double glazed windows looking out over the rear garden area.

Built in double storage cupboards.

Shelving to the recesses.

Radiator.

Bedroom Five - *11' 1" x 7' 4" (3.4m x 2.24m)* Extremes to extremes.

Window with multi-paned window above looking out over the front garden area.

Built-in storage cupboard with drawer units.

Low level storage cupboard.

Fireplace with over mantle.

Radiator.

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

Glazed opaque window.

Wall mounted heater.

Partial tiling to the walls.

Tiled effect laminate flooring.

Radiator.

FF Shower Room - Single shower cubicle with shower over.

Glazed opaque window.

Contrasting tiled surround.

Exterior

Rear Garden - Outside to the rear, the garden is mainly laid to lawn with well stocked borders and beds housing numerous established trees, plants, flowers and shrubs.

There are patio/seating areas.

Gardener's shed inset within the rear boundary.

Double garage which is accessed via Richmond Street. The garage has up and over door.

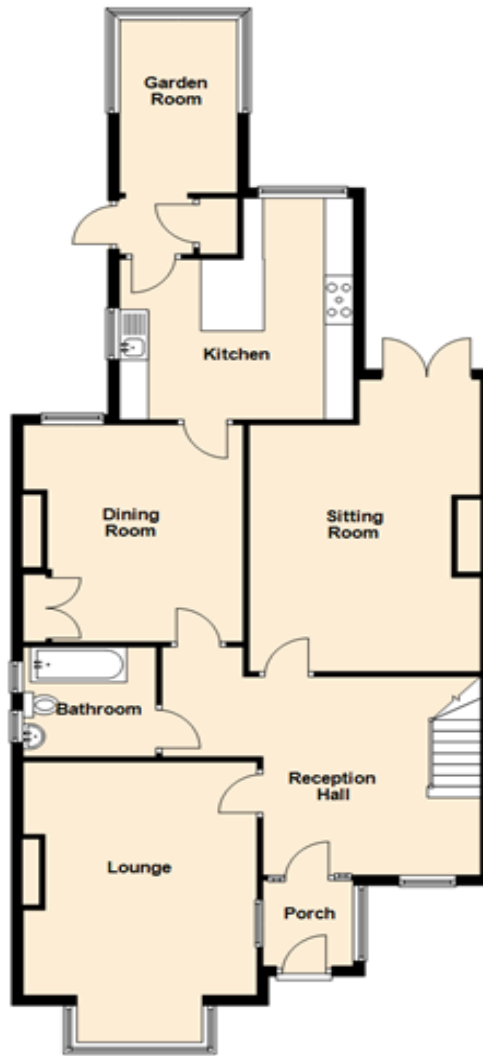
Council tax band: E

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.

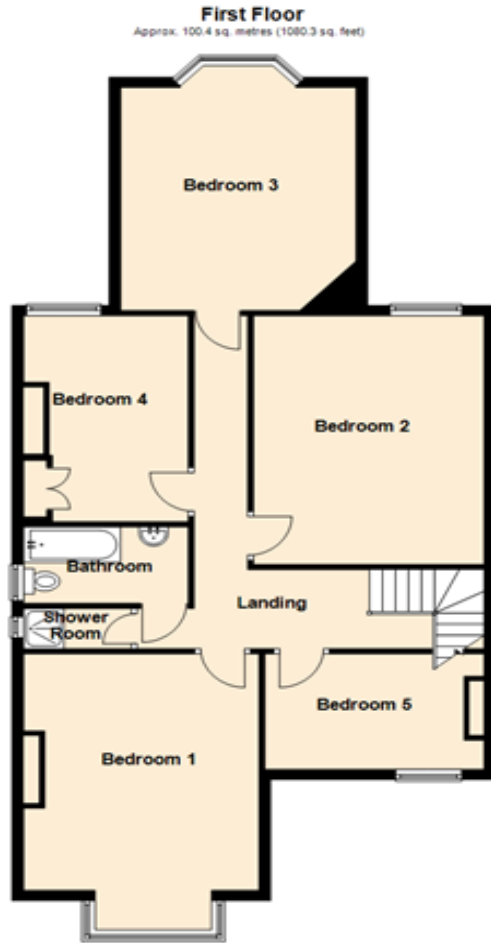


Ground Floor

Approx. 112.6 sq. metres (1212.6 sq. feet)



Total area: approx. 213.0 sq. metres (2292.8 sq. feet)



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



Disclaimer: 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.