

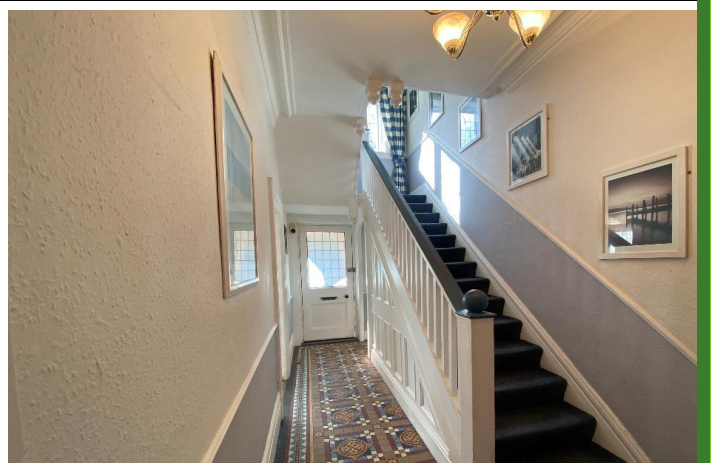
## 7 Bedroom Terraced House

Westbourne Ave, Hull, HU5 3HR

£280,000



- FANTASTICALLY REDUCED • NOT TO BE MISSED • SUBSTANTIAL AVENUES PERIOD PROPERTY •
- ARRANGED TO 3 FLOORS • 3 RECEPTION ROOMS • 7 BEDROOMS & 2 BATHROOMS • VACANT
- POSSESSION ON COMPLETION • NO CHAIN INVOLVED • MUST BE VIEWED







## 7 Bedroom Terraced House

£280,000

Westbourne Ave, Hull, HU5 3HR

\*\*\*FANTASTICALLY REDUCED\*\*\*

A great opportunity to acquire a substantial Avenues period property.

This handsome property, which is arranged to 3 floors has been priced realistically to sell. Therefore, early internal viewing is recommended!

The property is presented with a tasteful blend of the original features together with modern day features much needed for day-to-day living.

This very interesting property is arranged and presented to a very high standard with much attention to detail throughout.

Comprising of an entrance hall with lovely original tiled flooring, bay windowed lounge, rear sitting room, breakfast or dining room, modern fitted breakfast kitchen and to the first floor there are 4 bedrooms, all generously proportioned. Also on this level there is a bathroom, a separate showroom and a separate W.C.

To the second floor, there are 3 further bedrooms.

Outside to the rear the garden is mainly laid to lawn with a brick built gardener shed inset.

Additionally, the property further benefits from a gas central heating system, partial double glazing and partial secondary glazing.

This really is a fantastic opportunity. The property is offering superb value for money. Potential purchasers should not hesitate to view this highly impressive period property which is offered with vacant possession on completion and with no chain involved.



## Location

The property is set well back from the road along this highly desirable tree lined Avenue within a most sought after conservation area.

This conservation area is well known for it's many local historic landmarks with a unique sense of community.

There are busy local independent traders close by.

However, Hull city centre is just a short commute from the property for a more extensive shopping experience.

Other amenities include a health centre, doctors surgery, post office and library.

Reputable schools, colleges and academies and the University of Hull are easily accessed from the property for the growing family.

The historic Pearson Park is quite literally minutes away and within walking distance from the property.

For those wishing to spend quality leisure time, nights out etc. the area is well known for its multicultural vibrant cafe bars and restaurants along the neighbouring Princes Avenue extending through to Newland Avenue.

## Property Description

### Ground Floor

**Entrance** - There is a a brick built ornate canopy entrance which is open from Westbourne Avenue leads to a part glazed and leaded front entrance door with matching side screen window. This leads through to the entrance hall.

**Entrance Hall** - Newel post and spindle staircase off to the first floor.

Ceiling rose.

Cornice.

Mid level dado rail.

Original tiled flooring.

Arch leading to an inner hall..

**Inner Hall** - Mid level dado rail.

High level picture rail.

Cornice.

**Lounge** - 19' 6" x 12' 0" (5.96m x 3.67m) Extremes to extremes.

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

Ceiling rose.

Cornice.

Radiator.

**Rear Sitting Room** - 15' 7" x 12' 11" (4.75m x 3.96m)



Extremes to extremes.

Part glazed which is secondary glazed rear entrance door with matching side screen and overhead screen windows providing views and access to the rear courtyard and garden beyond.

There is a built-in headboard with recessed down lighting, which could easily be removed if required.

Ceiling rose.

Cornice.

Radiator.

**Dining Room/Breakfast Room - 13' 9" x 13' 2" (4.22m x 4.03m)** Extremes plus door access to extremes.

Sealed unit multi-paned bay window with aspect over the rear courtyard area.

Stone pebble effect focal point electric fire.

Low level dado rail.

Coving.

Laminate flooring.

**Dining Kitchen - 19' 9" x 11' 11" (6.02m x 3.65m)**

Extremes to extremes.

Dual aspect.

Double glazed window with aspect over the rear garden area and multi-paned sash window looking out over the rear walled courtyard area.

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

Coordinating roll edged laminate work surface housing of five burner hob, built-in double oven beneath and a stainless steel funnel hood extractor fan over with a contrasting tiled surround.

A further work surface houses twin single drainer sink units with mixer tap over also with the tiled splash back surround.

Space for an upright fridge/freezer.

Space for a good sized dining table.

Coving.

Mid level dado rail.

Radiator.

Ceramic tiled flooring.

**Boiler Room -** Roll edged laminate work surface.

High level window.

Wall mounted gas central heating boiler.

Plumbing for automatic washing machine.

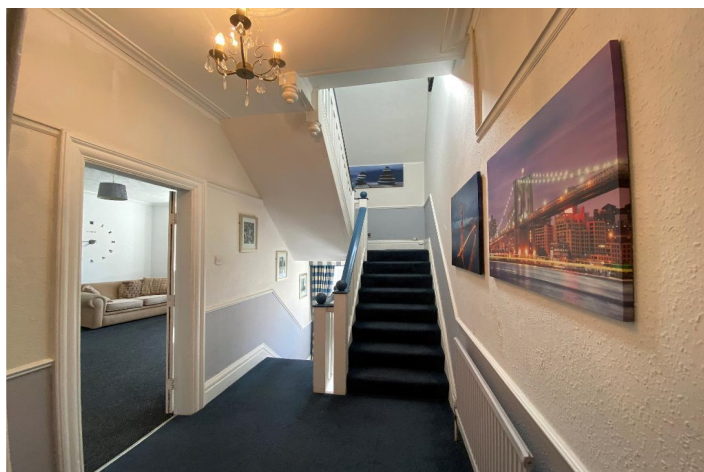
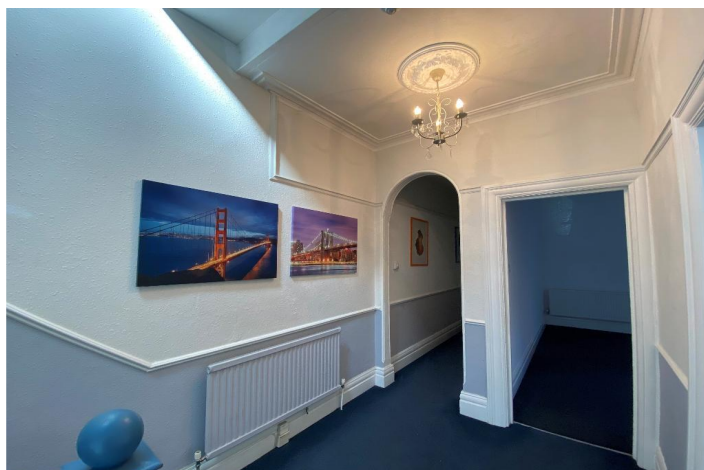
Cupboard housing.??

Meters adjacent.

Ceramic tiled flooring.

## First Floor

**First Floor Landing -** Split level.





Secondary glazed and leaded window looking out over the front garden area and Westbourne Avenue.  
Fitted skylight window.  
Ceiling rose.  
Cornice.  
High level picture rail.  
Low level dado rail.  
Radiator.  
Open arch which leads through to the further landing area.

**Bedroom One - 19' 3" x 14' 0" (5.88m x 4.29m)** Extremes to extremes.

Secondary double glazed and leaded multi-paned window with aspect over the front garden.  
Built-in storage shelving to the recess.  
Ceiling rose.  
Coving.  
Radiators.

**Bedroom Two - 17' 6" x 13' 0" (5.34m x 3.97m)** Extremes to extremes.

Double glazed multi-paned window with aspect over the rear garden area.  
Built-in double robe.  
Cornice.  
Radiator.

**Bedroom Three - 11' 10" x 10' 5" (3.63m x 3.19m)** Extremes to extremes.

Secondary glazed angled bay window with aspect over the rear garden area.  
Built-in storage shelving.  
Open display shelving.  
High level picture rail.  
Cornice.  
Radiator.

**Bedroom Four - 11' 1" x 8' 9" (3.38m x 2.68m)** Extremes to extremes.

Double glazed window with aspect over the rear walled courtyard area.  
High level open storage shelving.  
Built-in desk unit.  
Built-in single storage cupboard.  
Radiator.

**First Floor Bathroom** - 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush W.C. with a tiled splash back surround.  
Electric shower over the bath with a fixed shower screen.  
Double glazed opaque window.  
Radiator.

**First Floor W.C** - 2-piece suite comprising of a wall mounted wash hand basin and low flush W.C.

Contrasting tiled surround.  
Double glazed opaque window.

**First Floor Shower Room** - 3-piece suite comprising of a separate shower enclosure, vanity wash hand basin and low flush W.C.  
Tiled splash back surround.  
Double glazed opaque window.

**Second Floor**

**Second Floor Landing** - Loft hatch through to the roof void.

Mid level dado rail.

**Bedroom Five** - 19' 7" x 14' 0" (5.97m x 4.29m) Extremes to extremes.

Split level.

Secondary double glazed and leaded multi-paned window with aspect over the front garden area.

Raised plinth with plinth lighting.

Open storage shelving.

Coving.

Radiators.

**Bedroom Six** - 14' 1" x 8' 9" (4.3m x 2.67m) Extremes to extremes plus recess.

Window with aspect over the rear garden area.

Built-in computer/study desk.

Open display shelving.

Built-in headboard with recessed up lighting.

Radiator.

**Bedroom Seven** - 17' 6" x 6' 9" (5.34m x 2.08m) Extremes to extremes.

Fitted Velux skylight window.

Built-in bed base.

Open display shelving.

Storage.

Radiator.

## Exterior

**Rear Garden** - Outside to the rear is a walled courtyard garden which has been laid with pavers for ease of maintenance.

A high level gate provides entry through to a covered access which extends to Westbourne Avenue.

The garden is mainly laid to lawn and enclosed with an evergreen hedge screening to the perimeters and there are flower and shrub borders.

The garden is all enclosed to the rear with a high level timber boundary fence.

There is a brick built storage shed which sits adjacent to the raised patio seating area.

External water supply.

**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.











Total area: approx. 247.2 sq. metres (2660.5 sq. feet)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>78 C</b>
55-68	<b>D</b>	<b>58 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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