

Home Estates Ltd



1 Bedroom Apartment for Rent - £375 per month

Westbourne Avenue, Hull, HU5 3HR



KEY FEATURES:

- TRADITIONAL PROPERTY • AVENUES AREA • DOUBLE BEDROOM • DINING KITCHEN • BRIGHT AND SPACIOUS ACCOMMODATION

Description

The internal accommodation briefly comprises of: A communal entrance door which leads to the communal entrance hall with staircase leading off to the second floor. A private entrance leads through to a dining kitchen. Leading from there is a lounge, double bedroom and shower room.

Council tax band: A

Rental Deposit: £430

Location

Perfectly located within this leafy conservation area. The area is well served with a wealth of amenities to include busy shopping centres along the neighbouring Princes Avenue. There are regular public transport links in and out of the city. The historic Pearson park is just around the corner. And for those who enjoy socialising and nights out with family and friends there are many busy and vibrant cafe bars and restaurants along Princes Avenue and Newland Avenue.

Converted Attic

Dining Kitchen - 11' 0" x 11' 0" (3.36m x 3.36m) Extremes to extremes. Range of matching base, drawer and wall mounted units. Roll edged laminate worksurface and a built-in single drainer sink unit with a mosaic effect tiled splash back surround. Space for cooker and space for upright fridge/freezer. There is also space for a dining table. Skylight window. Radiator.

Lounge - 18' 7" x 11' 7" (5.68m x 3.55m) L-Shaped Extremes to extremes. Extending through from the Dining kitchen - the Lounge has a sash window with aspect over the front garden area. Ornate fireplace for display purposes only. Radiators.

Double Bedroom - 10' 3" x 10' 0" (3.14m x 3.06m) Extremes to extremes plus door access. Extending from the lounge the bedroom has fitted Velux skylight window. Radiator and a chrome effect towel rail/radiator.

Shower Room - 3 piece suite comprising of a separate shower enclosure with a wipe clean surface, wall mounted wash hand basin with a tiled splash back surround and low flush W.C. Window with extractor fan fitted. Radiator.

Disclaimer

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.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	60 D
39-54	E		
21-38	F		
1-20	G		