



Westbourne Avenue, Hull, HU5 3JB
Offers Over £315,000



Platinum Collection

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OUTSTANDING FOUR BEDROOM FAMILY HOME - WITH A LOVELY MODERN KITCHEN , FOUR PIECE BATHROOM SUITE AND LARGE REAR GARDEN.

We are delighted to bring to the market this outstanding four bedroom family home. Situated on the popular tree lined Westbourne Avenue, this property is ideally placed for local amenities with shops, supermarkets, cafes, bars and restaurants as well as, highly thought of schools and excellent transport links into the City Centre. The property briefly comprises a good sized welcoming hall, two reception rooms large breakfast kitchen, cloakroom/w.c., landing, four bedrooms, and large family bathroom with four piece suite. The property has gardens to the front and rear and the property must be viewed early to avoid any disappointment.



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Key Features

- Magnificent Mid Terrace Victorian Residence
- Attractive Tree Lined Location
- Ent Hall, Two Reception Rooms
- Comprehensively Fitted Breakfast Kitchen
- Cloakroom/w.c., Four Bedrooms, Family Bathroom
- Gardens Front and Rear
- Early Viewing A Must
- EPC= E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

AVENUES

The popular "Avenues" area is located between Princes Avenue & Chanterlands Avenue with easy access to local shops, schools, public transportation & local park.

Good road communications offer ideal access for Hull City Centre, Beverley & the A63/M62 motorway link.

GROUND FLOOR

ENTRANCE HALL

with a half glazed door with a stained glass window to the side, laminate flooring, decorative radiator, understairs cupboard and stairs to first floor.

LOUNGE

15'3 into bay x 14'2 (4.65m into bay x 4.32m) with double glazed angle bay window to the front elevation, feature fireplace with open fire and cupboards to side, stripped floor boards, picture railing and decorative radiator.,

SEPARATE SITTING/DINING ROOM

14'1 x 13'2 (4.29m x 4.01m) with double glazed square bay window to the rear elevation, feature fireplace with open fire, picture rail and decorative radiator.

BREAKFAST KITCHEN

21'6 x 10'2 (6.55m x 3.10m) with a range of base and wall unit, quartz work surfaces, enamel sink unit, pan drawers, Neff induction hob, Neff double oven and grill, built in fridge and freezer, extractor hood, plumbing for automatic washing machine, space for dryer, under floor heating, tiled flooring, inset lights, splash back tiling, built in seating area, two double glazed window to the side elevation, and double glazed French style doors to the rear garden

CLOAKROOM/W.C.

with w.c., tiled floor, under floor heating and xpelair.

FIRST FLOOR

LANDING

with built in storage cupboards, decorative radiator, and access to roof void.

BEDROOM 1

15'4 into bay x 14'2 (4.67m into bay x 4.32m) with double glazed angle bay window to the front elevation, feature fireplace, two storage cupboards and decorative radiator.

BEDROOM 2

12'2 x 15' (3.71m x 4.57m) with double glazed window to the rear elevation, feature fireplace, storage cupboard and decorative radiator.

BEDROOM 3

11'5 max measurement x 10'4 max measurements (3.48m max measurement x 3.15m max measurements) with double glazed window to the rear elevation, built in cupboard, radiator and picture rail.

BEDROOM 4

9' x 6'9 (2.74m x 2.06m) with double glazed window to the front elevation, built in cupboard and decorative radiator.

LARGE FAMILY BATHROOM

11'7 into the shower x 6'2 (3.53m into the shower x 1.88m) with a newly fitted four piece white suite, comprising panelled bath,, walkin shower cubicle with raindrop shower, wash hand basin in vanity unit, w.c., fully tiled to wall, tiled floor, decorative

radiator with towel rail, and double glazed window to the side elevation.

EXTERNAL

Outside to the front of the property is a well established garden with an array of flower and shrubs, path, wrought iron fencing forming boundary and side gate giving access to the rear garden which is a good size and is mainly laid to lawn with two good sized patio areas, shed and hedging forming boundary.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of some upvc replacement and some timber double glazed windows

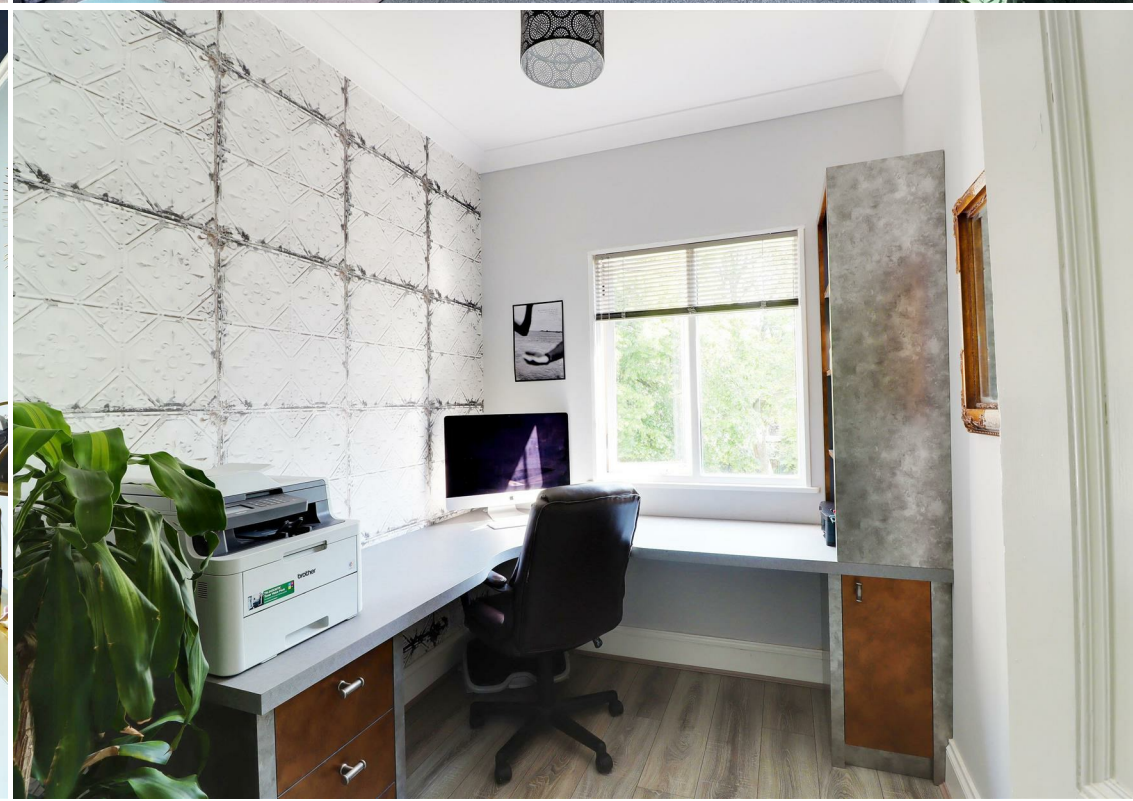
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or



you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer in-house professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate

travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

TENURE.

We understand that the property is Freehold.





GROUND FLOOR

1ST FLOOR





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