

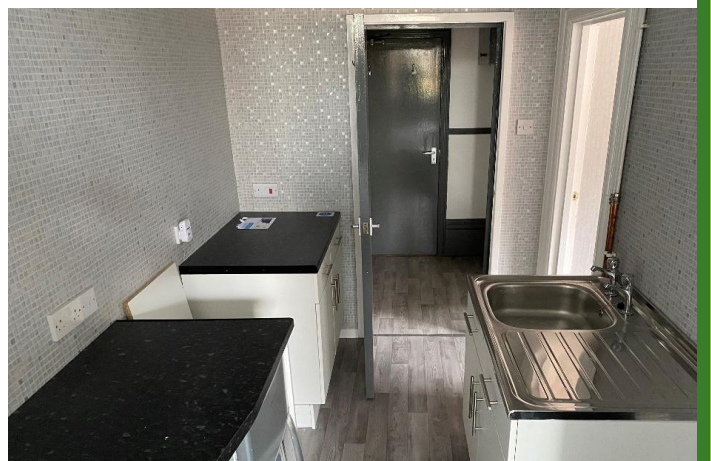
## 1 Bedroom Flat

Westbourne Avenue, Hull, HU5 3HR

£450 per month



- SUPERB APARTMENT • LOCATED IN THE AVENUES AREA. • SPACIOUS BAY WINDOWED LOUNGE •
- FITTED KITCHEN • MODERN BATHROOM • READY TO MOVE INTO • GAS CENTRAL HEATING SYSTEM





## **1 Bedroom Flat**

**£450 per month**

Westbourne Avenue, Hull, HU5 3HR

A generously proportioned apartment within a characterful period property perfectly located along the Avenues conservation area.

The internal accommodation briefly comprises of a communal entrance hall which leads off to the first floor flat. The flat has a spacious bay windowed lounge, fitted kitchen, double bedroom and a bathroom with a 3 piece suite.



## Location

Westbourne Avenue has an attractive tree-lined lawn divide. The Avenues are ever popular and well known for its wealth of amenities and historic landmarks nearby. There are busy local shopping centres along the neighbouring Chanterlands Avenue with regular public transport links providing good connections to the city centre and surrounding areas.

There are schools, colleges, academies and the University of Hull, all within a short commutable distance from the property. Princes Avenue is within walking distance for a visit to the historic Pearson Park and the many well visited Cafe Bars, restaurants and public houses.

## Property Description

### Ground Floor

**Entrance** - Communal entrance hall, which leads to a private entrance door, which leads through to a private entrance hall, with original tiled flooring.

High level picture rail.

Under stairs meter cupboard.

Radiator.

### First Floor

**Lounge** - 15' 11" x 15' 2" (4.86m x 4.64m) Extremes to extremes

Multi paned, glazed sash windows with aspect over the rear garden area.

Fireplace with canopied open grate for display purposes only.

Cupboard housing a concealed gas central heating boiler and built in storage cupboard.

High level picture rail.

Cornice.

Radiator.

**Kitchen** - 9' 5" x 6' 0" (2.88m x 1.84m) Extremes to extremes

Fitted base and drawer units, built in single drainer sink unit.

Space for larger fridge freezer .

Space for cooker.

Plumbing for automatic washing machine.

High level picture rail.

Cornice.

**Bedroom** - 9' 1" x 8' 10" (2.77m x 2.71m) Extremes to extremes.

Multi paned sash window with aspect over the rear courtyard area.

Radiator.

**Bathroom** - Modern white 3 piece suite comprising of a panel bath with chrome effect shower over and fixed



shower screen, pedestal wash hand basin and low flush W.C.  
Contrasting high gloss wipe clean surround.  
Chrome fittings to the sanitary ware.  
Glazed opaque sash window.  
Radiator.

Council tax band: A  
Rental Deposit: £515

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77  C
55-68	D	68  D	
39-54	E		
21-38	F		
1-20	G		

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