

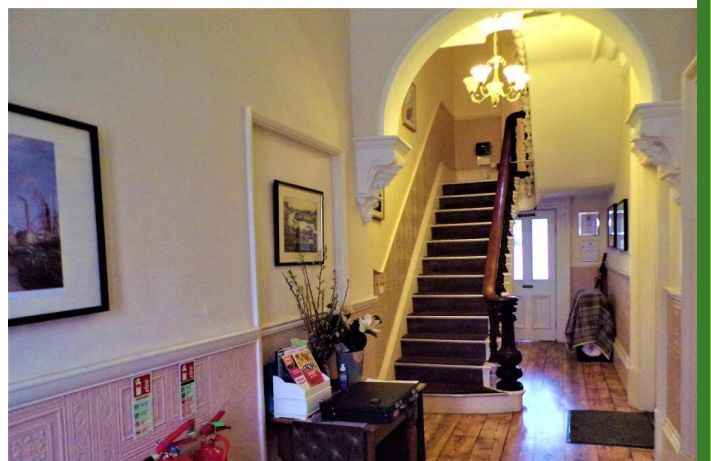
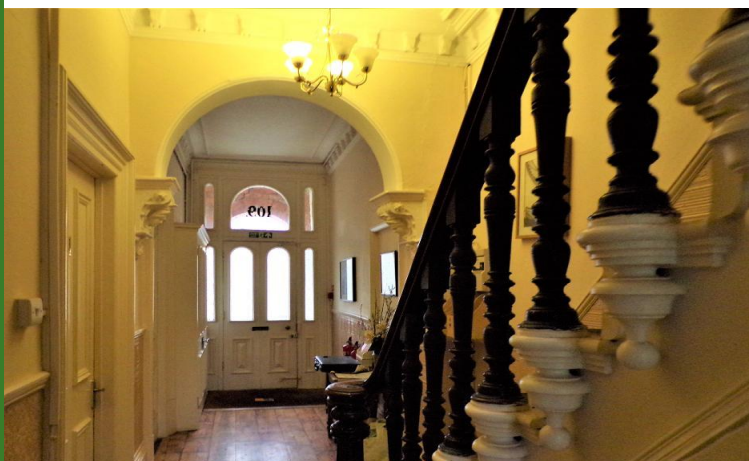
5 Bedroom Block of Apartments

Westbourne Avenue, Hull, HU5 3HT

£399,950



- FIVE SELF-CONTAINED SPACIOUS APARTMENTS • POPULAR AVENUES AREA • MANY ORIGINAL FEATURES • INTERNAL VIEWING HIGHLY RECOMMENDED!





5 Bedroom Block of Apartments

£399,950

Westbourne Avenue, Hull, HU5 3HT

This is a perfect opportunity to acquire a highly impressive period property, which is setback from the road with an attractive tree lined lawn divide.

The accommodation is highly impressive with lots of original features.

The property is arranged to three floors with five very spacious, self-contained flats. Each flat has its own lounge, fitted kitchen, bedroom and bathroom. Flat two also has a sun/garden room and an enclosed private garden.

The main house has a lovely rear garden which enhances the overall presentation throughout. The garden has many well stocked borders and flower beds housing numerous established trees, plants and shrubs.

There are two garages and an off road parking space which is accessed via high level drive gates.

A series of outbuildings are all placed within the rear boundary with potential for further off road parking if required and a gardeners shed sits within the perimeter.

Additionally, this appealing and substantial, double fronted end of terrace house, further benefits from a gas central heating system and partial double glazing.

Location

The property is perfectly located within the Avenues Conservation area, surrounded with a wealth of historic landmarks and places of interest.

There are busy independent local traders along the neighbouring Chanterlands Avenue, however, for a more extensive shopping experience Hull City Centre is just a short distance from the property.

Regular public transport links create easy access in and out of the City.

Schools, colleges, Academies and the University of Hull are all within a convenient proximity to the property and other amenities include a health centre, doctors surgery and a library. The historic Pearson Park is also within walking distance.

For those wishing to spend leisure time with family and friends, there are many busy, vibrant, multicultural cafe bars and restaurants to choose from along the Princes Avenue and extending through to Newland Avenue. It is plain to see why the area is so popular!

Property Description

Ground Floor

Entrance - Open arched entrance porch, with mosaic effect tiled flooring, leading to a part glazed front entrance door with overhead and side screen windows. Entrance hall has a newel post and spindle staircase. Built in meter cupboard.

Under stairs storage cupboard.

Dado rail, arched corbels, ornate plaster work, cornice.

Flat One - Lounge - 15' 8" x 13' 8" (4.78m x 4.17m)

Extremes to extremes.

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

Ceiling rose, ornate plaster work, cornice, radiators

Flat One - Bedroom - 20' 5" x 15' 8" (6.23m x 4.79m)

Extremes to extremes.

Sash bay window with aspect over the front garden area.

Ceiling rose, ornate plaster work, cornice, high level picture rail, radiator.

Flat One - Kitchen - 10' 5" x 7' 11" (3.19m x 2.42m)

Extremes to extremes.

Double glazed window with aspect over the rear garden/patio area.

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



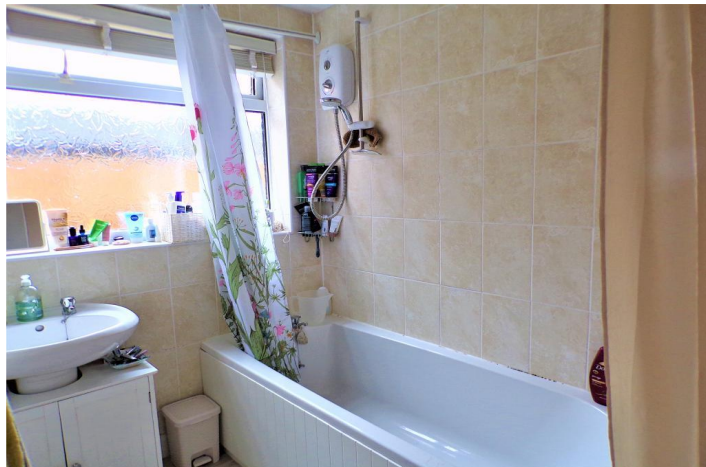
Coordinating roll edged laminate work surface housing a single drainer sink unit, with mixer tap over and a splash back surround.
 Space for a cooker with funnel hood extractor fan over.
 High gloss splash back surround.
 Plumbing for a dishwasher, space for upright fridge freezer, recessed downlighting, radiator.

Flat One - Bathroom - White three piece suite, comprising of a panel bath, with electric shower, pedestal wash hand basin and low flush WC.
 Contrasting tile splash back surround.
 Chrome upright towel rail/radiator, chrome fittings to the sanitary ware.
 Double glazed bathroom window and glazed opaque window to the toilet area.
 Cupboard housing the gas central heating boiler.

Flat Two - Lounge - 14' 6" x 12' 10" (4.42m x 3.92m)
 Extremes to extremes plus recess.
 Multi paned window with aspect over the rear garden area.
 Built in cupboard housing the hot water cylinder and built in storage cupboard above.
 Ceiling rose, cornice, high level picture, radiator.
 Solid oak panel flooring.

Flat Two - Bedroom - 19' 8" x 15' 10" (6m x 4.84m)
 Extremes to extremes.
 Sealed unit, double glazed window with aspect over the front garden area.
 Ceiling rose, ornate plaster work, high level picture rail, radiator.
 Solid oak flooring.

Flat Two - Kitchen - 19' 0" x 8' 5" (5.81m x 2.59m)
 Extremes to extremes.
 Double glazed window with aspect over the rear courtyard area.
 Range of matching base drawer and wall mounted units., with brushed steel effect handle detail.
 Granite work surface housing a stainless steel hob, built in oven beneath and a stainless steel, funnel hood extractor fan over, with a high gloss splash back surround.
 Plumbing for a dishwasher, plumbing for automatic washing machine, space for upright fridge freezer.
 Concealed gas central heating boiler.
 Recessed downlighting.
 Space for a dining table.
 Coordinating ceramic tile flooring.
 Radiator.



Flat Two - Wet Room - Wall mounted, wash hand basin and low flush WC.
Double shower with rain water shower head.
Double glazed opaque window.
Fully tiled.
Chrome fittings to the sanitary ware.
Upright chrome towel rail/radiator.

Flat Two - Sun room - *8' 6" x 6' 9" (2.61m x 2.08m)* Extremes to extremes.
Double glazed concertina style doors providing views and access to the rear patio and gardens beyond.
Recessed downlighting.
Ceramic tile flooring.

Rear Entrance Lobby - Plumbing for automatic washing machine.
Part glazed double doors leading though to the patio.

First Floor

First Floor Landing - Separate WC with a two piece suite, comprising of a high level cistern WC and wall mounted wash hand basin.
Glazed opaque sash window

Flat Three - Entrance - Entrance vestibule with cloaks area.

Flat Three - Lounge - *15' 11" x 14' 6" (4.87m x 4.43m)* Extremes to extremes plus recess.
Gothic style sash windows with aspect over the front garden area.
Fireplace with tiled back and hearth.
Built in storage cupboard with shelving.
High level picture rail and cornice.
Radiators.

Flat Three - Bedroom - *18' 6" x 10' 9" (5.64m x 3.29m)* Extremes to extremes plus recesses.
Sash style bay window with aspect over the rear garden area.
Built in storage cupboard.
High level picture rail, cornice.
Radiator.

Flat Three - Bathroom - Walk in shower enclosure with a concertina style door with contrasting tile surround.
Pedestal wash hand basin and low flush WC with partial coordinating wall tiles.
Double glazed opaque window.
Recessed downlighting and extractor fan.

Flat three - Fitted Kitchen - *10' 0" x 5' 11" (3.06m x 1.81m)* Extremes to extremes.
Gothic style sash window with aspect over the front garden area and Westbourne Avenue beyond.
Range of base and wall mounted units.
Roll edge laminate work surface housing a single drainer sink unit and tile splash back surround.
Plumbing for automatic washing machine.
Wall mounted gas central heating boiler.
Space for a cooker and space for upright fridge freezer.
Cornice.

Flat Four - Lounge - *15' 11" x 15' 2" (4.87m x 4.64m)* Extremes to extremes.
Gothic style sash windows with aspect over the front garden area and Westbourne Avenue beyond.
Fireplace with a tiled back and hearth.

High level picture rail, cornice, radiator.

Flat Four - Kitchen - Range of base, drawer and wall mounted units.

Space for a cooker, plumbing for automatic washing machine, space for upright fridge freezer.

Concealed gas central heating boiler.

Fine granite, roll edged laminate work surface, housing a single drainer sink unit, with a tiled splash back surround.

Cornice, high level picture rail, laminate flooring.

Flat Four - Bedroom - 14' 6" x 8' 5" (4.45m x 2.57m) Extremes to extremes plus recess.

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

Built in storage cupboard.

Dado rail, radiator and cornice

Flat Four - Bathroom - White three piece suite comprising of a panel bath, pedestal wash hand basin and low flush WC.

Tiled splash back surround.

Glazed, multi paned opaque window.

Radiator.

Second Floor

Flat Five - Lounge - 22' 6" x 12' 11" (6.86m x 3.94m) Extremes to extremes.

Dual aspect windows, one of which is double glazed, with aspect over the rear garden area.

A further multi paned window with aspect over the front garden area and Westbourne Avenue beyond.

Radiators.

Flat Five - Bedroom - 15' 0" x 11' 5" (4.58m x 3.48m) Extremes to extremes.

Windows with aspect over the front garden area and Westbourne Avenue.

Radiator.

Flat Five - Landing - Built in cupboard housing the gas central heating boiler.

Flat Five - Kitchen - 13' 9" x 10' 7" (4.22m x 3.24m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Range of base, drawer and wall mounted units.

Single drainer sink unit and tiled splash back surround.

Radiator.

Flat Five - Bathroom - White three piece suite comprising of a panel bath, pedestal wash hand basin and low flush WC.

Contrasting tile surround and glazed opaque window.

Exterior

Courtyard Garden Area - Enclosed court yard garden, which has been laid with pavers for ease of maintenance and further to create a patio/seating area.

Garden is enclosed with a high level, timber, perimeter and boundary fence, with an access gate through to the main garden area.

Garden Area - Laid for ease of maintenance and further to create a patio/seating area.

The garden is mainly laid to lawn with well stocked borders and flower beds, housing numerous established trees, plants, flowers and shrubs.

High level timber gate leads out to the side elevation and further to Westbourne Avenue.

Timber and trellis bin store.

Gardeners shed.

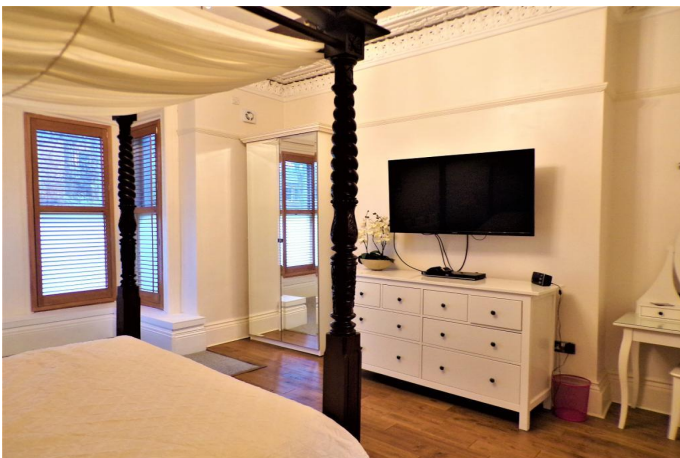
High level double gates, providing off road parking or hard standing area.

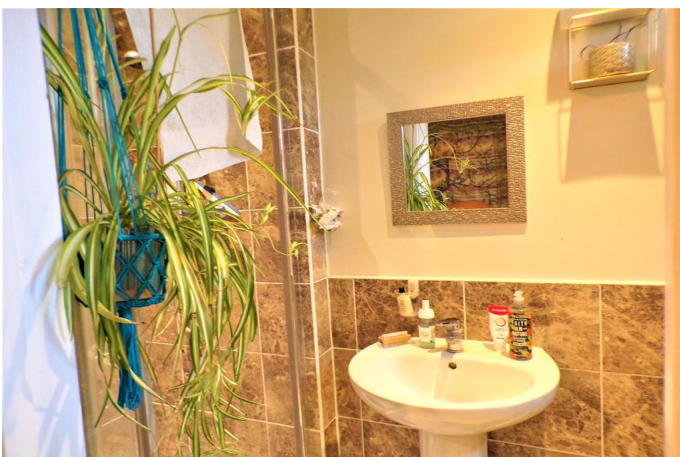
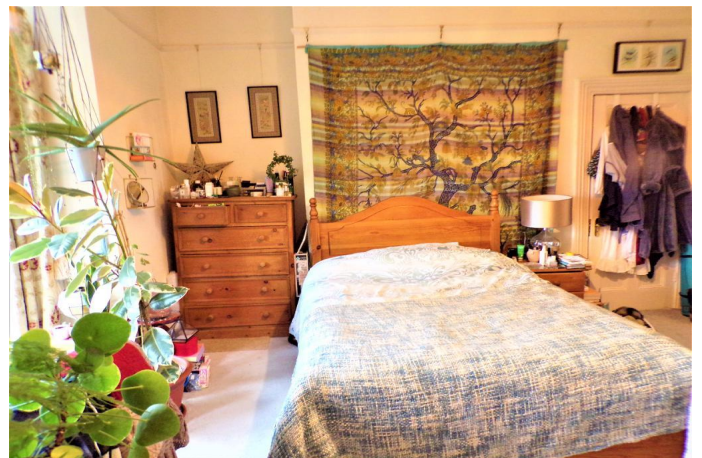
Two single garages.

Further outbuildings enclosed with a high level boundary wall and brick and timber trellis perimeter.

Council tax band: TBC

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