

## 4 Bedroom Block of Apartments

Westbourne Ave, HULL, HU5 3HR

£290,000



- AVENUES PERIOD PROPERTY • FOUR SPACIOUS SELF CONTAINED APARTMENTS • HIGHLY SOUGHT AFTER AREA • GAS CENTRAL HEATING • INTERNAL VIEWING HIGHLY RECOMMENDED! • OFFERED WITH VACANT POSSESSION • NO CHAIN INVOLVED





## 4 Bedroom Block of Apartments

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This is a perfect opportunity to acquire a substantial, period property. Currently split into four, spacious, self-contained apartments, three of which are currently rented out on Short Term Tenancy Agreements. The internal accommodation is arranged to three floors. Briefly comprises of:  
a communal entrance hall, a very spacious, ground floor apartment with two reception rooms or further bedroom, a fitted kitchen, bedroom and bathroom.  
To the first floor, there are two further apartments, both with a lounge, fitted kitchen, bedroom and bathroom.  
To the second floor there is a further apartment with a lounge, bedroom, fitted kitchen and shower room.  
Outside to the rear is a well stocked, mature garden with numerous, established plants, flowers and shrubs.  
Additionally, the property further benefits from gas central heating systems to all apartments.  
Internal viewing is highly recommended in order to appreciate the size and standard of the accommodation on offer.  
Up to date EPC'S available for all four apartments.



## Location

The property is perfectly located within a highly sought after, conservation area, surrounded by all amenities, much needed for day to day living.

There is a great choice of local, independant shops, however, Hull City Centre is just a short distance away for a more extensive shopping experience.

Other amenities include; good schools, colleges, academies and the The University of Hull. A doctors surgery and a Health Centre.

There are regular public transport connections in and out of the city.

For those wishing to spend quality time with family and friends, the historic Pearson Park is just a stones throw from the property.

There are many vibrant, multi cultural cafe bars and restaurants within close proximity, along the neighbouring Princes Avenue.

## Property Description

### Ground Floor

**Front 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.

**Flat 1 - Dining Room/Reception Room - 16' 1" x 15' 10"**  
(4.92m x 4.85m) Extremes x to extremes

Sealed unit, double glazed French doors, with opaque stained glass, overhead screen window and side screen sash windows, providing views and access to the rear garden.

Fire place with open grate.

High level picture rail, cornice, ceiling rose, radiator.

**Flat 1 - Kitchen - 8' 5" x 7' 10"** (2.59m x 2.41m) Extremes to extremes.

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

Range of base and drawer units.

Roll edge laminate work surface housing a single drainer sink unit and a mixer tap over.

Space for a larder fridge.

Plumbing for automatic washing machine.

Built in storage cupboard with matching overhead storage unit.

**Flat 1 - Lounge - 18' 7" x 15' 6"** (5.68m x 4.74m) Extremes



to extremes.

Deep bay window with aspect over the front garden area.

Fire surround with mirrored over mantle.

High level picture rail, cornice, radiator.

#### **Flat 1 - Bedroom One - 14' 6" x 10' 11" (4.44m x 3.33m)**

Extremes to extremes plus recess.

Multi paned, opaque sash window.

Built in storage cupboard with matching drawer unit beneath.

Tiled fireplace with matching back and hearth.

Range of fitted wardrobes with shelves and hanging space.

Matching overhead storage units, built in overhead shelving and matching bed side cabinets.

Built in dressing table.

Radiator.

**Flat 1 - Bathroom -** White 3-piece suite comprising of a panel bath, matching pedestal wash hand basin and low flush WC.

Chrome effect shower over the bath and chrome fittings to the sanitary ware all with a contrasting tiled splash back surround.

Wall mounted Gas central heating boiler, extractor fan and glazed opaque Sash style window.

Upright towel rail/ radiator.

Built in storage cupboard.



### **First Floor**

**Front Entrance -** Communal Entrance hall leads through to a private entrance door, leading to an entrance vestibule/cloaks area.

**Flat 2 - Lounge - 18' 8" x 16' 6" (5.69m x 5.05m)** Extremes to extremes

Sash bay window with aspect over the front garden area. Fireplace with canopied open grate and a floor standing gas fire.

Built in double storage cupboard, high level picture rail, cornice and radiators.

**Flat 2 - Kitchen - 15' 3" x 6' 11" (4.66m x 2.13m)** Extremes to extremes

Sash window with aspect over the front garden area.

Floor standing base and drawer units to the kitchen.

Roll edge laminate work surface housing single drainer sink unit with tiled splash back surround. Space for upright fridge/freezer. Wall mounted gas central heating boiler, plumbing for automatic washing machine and built in storage cupboard. Radiator and coving.





**Flat 2 - Bedroom One - 13' 4" x 8' 11" (4.08m x 2.74m)** Extremes to extremes plus recess  
Multi paned window with aspect over the rear garden area.  
Fireplace with over mantle and canopied open grate for display purposes only and a tiled hearth.  
Built in cupboard with matching over head storage cupboard to the recess. High level picture rail, radiator and coving.

**Flat 2 - Shower room -** White 3 piece suite comprising of a separate shower enclosure, pedestal wash hand basin and low flush WC.  
Tiled splash back surround and recess down lighting.

**Flat 3 - 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 and radiator.

**Flat 3 - 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.  
High level picture rail, cornice  
Plumbing for automatic washing machine.  
Steps lead through to the lounge.

**Flat 3 - Bedroom One - 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.

**Flat 3 - 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.

## Second Floor

**Flat 4 - 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.

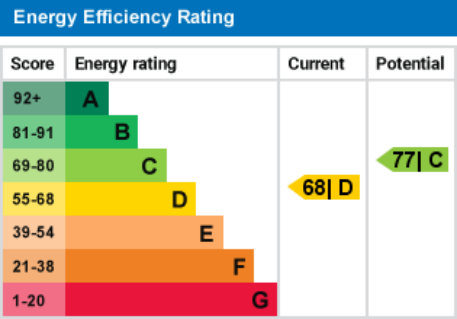
**Flat 4 - Lounge - 18' 7" x 11' 7" (5.68m x 3.55m)** Extremes to extremes.  
Extending through from the Dining kitchen - the Lounge has a sash window with aspect over the front garden area.  
Ornate fireplace for display purposes only.  
Radiators.

**Flat 4 - Bedroom One - 10' 3" x 10' 0" (3.14m x 3.06m)** Extremes to extremes plus door access  
Extending from the lounge the bedroom has a fitted Velux skylight window.

Chrome effect towel rail/radiator.

**Flat 4 - 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.

Council tax band: A



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