



SYMONDS + GREENHAM

Estate and Letting Agents



47 Westbourne Avenue, Princes Avenue, Hull, HU5 3HN **£420,000**

STUNNING FIVE-BEDROOM PERIOD HOME SET OVER THREE FLOORS, BEAUTIFULLY BLENDING CHARACTER WITH MODERN ECO-FRIENDLY FEATURES — COMPLETE WITH SOLAR PANELS, A BRIGHT LIVING KITCHEN DINER, OFF-STREET PARKING AND ONE OF THE AREA'S FINEST GARDENS WITH STUDIO AND WORKSHOP.

Nestled on the charming Westbourne Avenue in the desirable Princes Avenue area of Hull, this exquisite mid-terrace property offers a perfect blend of period charm and modern eco-friendly features. With five spacious double bedrooms and three well-appointed bathrooms, this home is designed to accommodate families comfortably across its three thoughtfully laid-out floors.

Upon entering, you are greeted by a welcoming entrance hall that leads to two generous reception rooms with log burners, ideal for both relaxation and entertaining. The heart of the home is the living kitchen diner, a beautifully designed space that maximises natural light and provides a seamless connection to the outdoors. The property features an impressive EPC rating of C, thanks to its solar panels and underfloor insulation, ensuring that energy bills remain low while maintaining a warm and inviting atmosphere.

Storage is abundant throughout the home, a testament to the careful planning by its current owners. Outside, you will find one of the finest gardens in the area, complete with a studio, workshop, and greenhouse, perfect for gardening enthusiasts or those seeking a creative space. Additionally, off-street parking adds to the convenience of this remarkable property.

Situated in an excellent catchment area for schools, this home is ideal for families. The vibrant amenities of Princes, Newland, and Chanterlands Avenue are just a stone's throw away, offering a delightful array of shopping, dining, and leisure options. This property truly represents a unique opportunity to enjoy modern living within a historical setting, making it a must-see for discerning buyers.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "D"

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property is fully double glazed

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

Symonds + Greenham have been informed that this property is Freehold

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

EPC

EPC Rating C. Current 78 / Potential 85

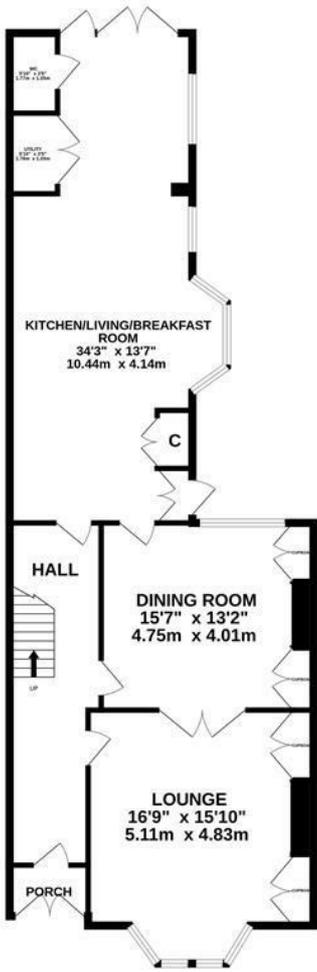
ADDITIONAL INFORMATION

Utility and downstairs toilet.

Shared side-entry from street to rear garden.

All three bathrooms have the benefit of having a bath and shower.

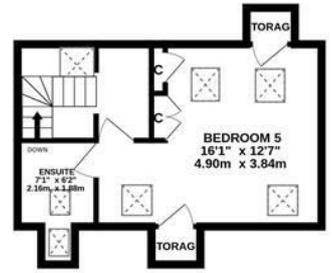
GROUND FLOOR



1ST FLOOR

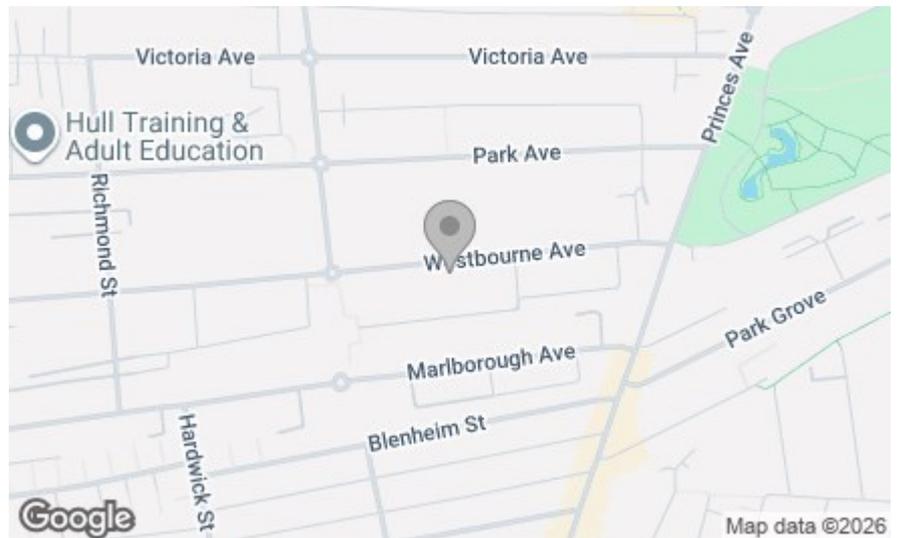


2ND FLOOR



TOTAL FLOOR AREA : 2524 sq.ft. (234.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC