



SYMONDS + GREENHAM

Estate and Letting Agents



276 Westbourne Avenue West, Hull, East Yorkshire HU5 3JD **Offers over £175,000**

ATTENTION AESTHETICS LOVERS - BEAUTIFUL THREE BED PROPERTY - HIGHLY SOUGHT AFTER LOCATION - OFF-STREET PARKING

Symonds and Greenham are delighted to welcome to the market this outstanding 3 bed end terraced home. Situated on Westbourne Avenue West off Chanterlands Avenue close to well regarded schools and local amenities including grocery stores and restaurants, this property would be perfect for a first time buyer or a small family. The current owners have maintained and redecorated the property to a phenomenal standard, culminating in a stylish home ready to move into. The front of the property is gravelled with dropped kerb, providing off-street parking for two vehicles while to the rear is a beautiful garden with decking and a summer house. Internally the property boasts a welcoming entrance hall, stunning living room/diner and a stylish, recently fitted modern kitchen to the ground floor with two double bedrooms, a single third bedroom and a family bathroom to the first floor. The property also benefits from a new boiler and new roof to the kitchen.

PROPERTIES OF THIS CALIBRE DON'T HANG AROUND FOR LONG...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL



LIVING ROOM

13'9 x 11'2 max (4.19m x 3.40m max)

a tastefully decorated and well lit living room with decorative fireplace



DINING ROOM

16'6 x 10'8 max (5.03m x 3.25m max)



KITCHEN

11'7 x 6'9 max (3.53m x 2.06m max)

with a range of eye and base level units with complementing work surfaces, ceramic sink with drainer unit, built in electric oven with electric hob, integrated fridge freezer, plumbing for washing machine and dishwasher



FIRST FLOOR

BEDROOM 1

12'9 x 11'2 max (3.89m x 3.40m max)

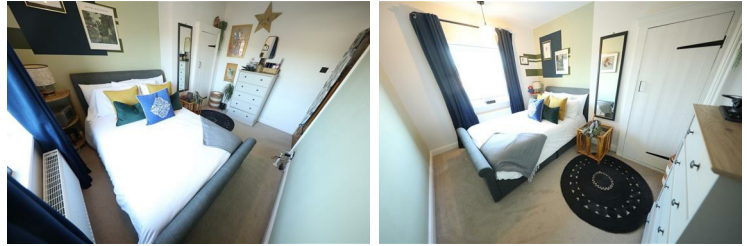
a beautiful primary bedroom with decorative fireplace, built in wardrobe and additional storage cupboard



BEDROOM 2

11'8 x 9' max (3.56m x 2.74m max)

another good sized double bedroom with storage cupboard



BEDROOM 3

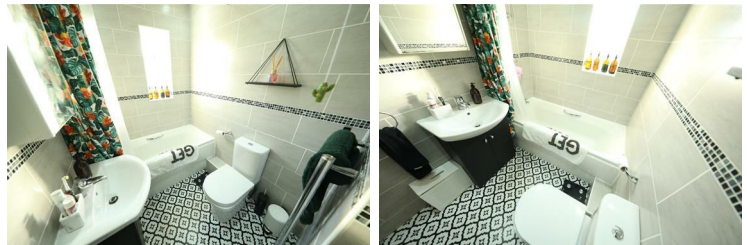
8'8 x 7'4 max (2.64m x 2.24m max)

a third bedroom currently used as an office space



BATHROOM

with low level w/c, sink basin with vanity unit, panelled bath with overhead shower and tiled throughout



OUTSIDE

a delightful rear garden with lawned area, patio areas and raised decking with summer house, enclosed by timber fencing



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 B.

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 has the benefit of double glazing.

TENURE

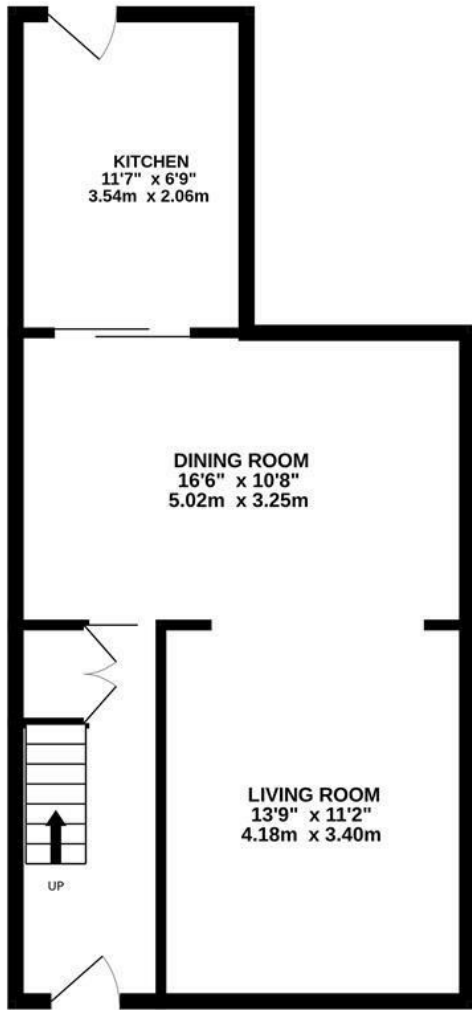
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

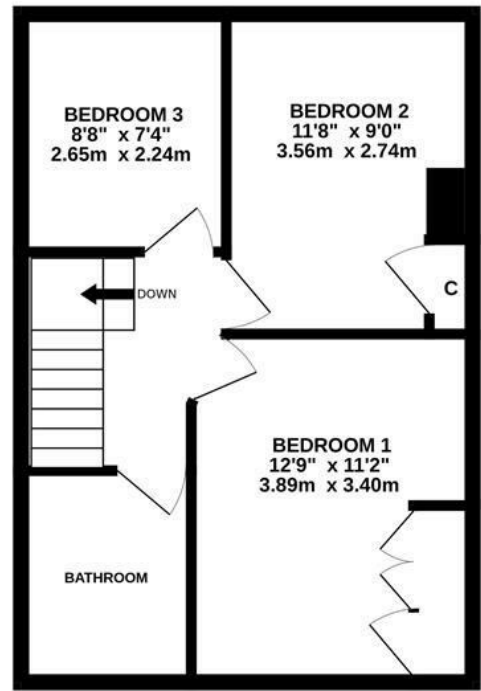
VIEWINGS

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

GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.

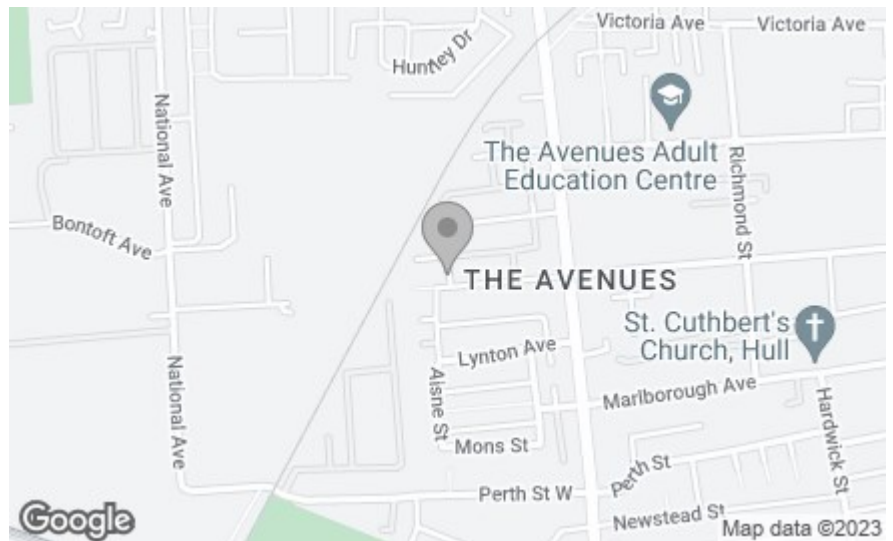


1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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	86
(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	86
(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