



SYMONDS + GREENHAM

Estate and Letting Agents



270 Westbourne Avenue West, Hull, HU5 3JD

Offers in excess of £170,000

OUTSTANDING THREE BED HOME - STYLISH THROUGHOUT - POPULAR LOCATION - OFF STREET PARKING AND A GARAGE

Nestled in the charming Westbourne Avenue West of Hull, this delightful mid-terrace house offers a fantastic opportunity for those seeking a wonderful three-bedroom home. Boasting two reception rooms, including a cosy lounge and a spacious dining room, this property provides ample space for relaxation and entertaining. The well-equipped kitchen is perfect for whipping up delicious meals to enjoy with family and friends. Upstairs, you'll find three inviting bedrooms and a bright bathroom, ensuring comfort and convenience for all residents. Conveniently located near the vibrant Chanterlands Avenue, residents will have easy access to an array of amenities including shops, supermarkets, cafes, bars, and restaurants. The proximity to esteemed schools and excellent transport links further enhances the appeal of this property. Outside, the house features off-street parking for up to two vehicles, a rear garden offering a tranquil retreat, and a garage providing additional storage space. With its ideal location, ample living space, and charming features, this property is a perfect choice for first-time buyers looking to settle into a welcoming community. Don't miss the chance to make this lovely house your new home!

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

13'1 x 11'0 max (3.99m x 3.35m max)

A wonderful family room with excellent natural light and a log burner.



DINING ROOM

17'0 x 10'1 max (5.18m x 3.07m max)

Another wonderful space.



KITCHEN

15'0 x 6'0 max (4.57m x 1.83m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, an integrated oven, a gas hob and an overhead extractor fan.

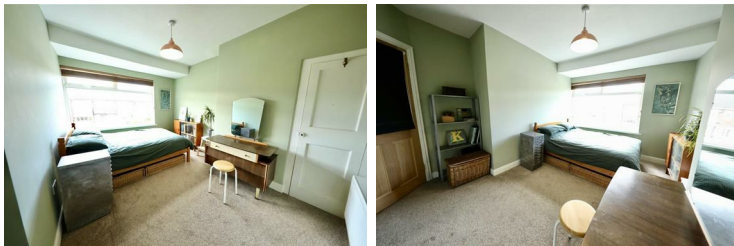


FIRST FLOOR

BEDROOM 1

13'0 x 9'0 max (3.96m x 2.74m max)

A wonderful main bedroom with space for storage.



BEDROOM 2

8'0 x 11'1 max (2.44m x 3.38m max)

Another brilliant bedroom.



BEDROOM 3

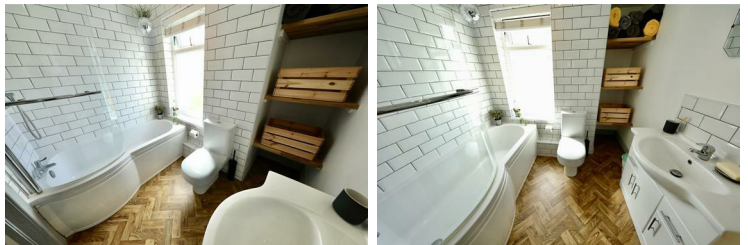
8'0 x 8'0 max (2.44m x 2.44m max)



BATHROOM

5'0 x 7'01 max (1.52m x 2.16m max)

With a low level WC, a hand basin and a panelled bath with a shower attachment.



OUTSIDE

The property benefits from off street parking to the front and a rear garden that is laid to lawn and with a garage.



CENTRAL HEATING

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

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.

COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band B.

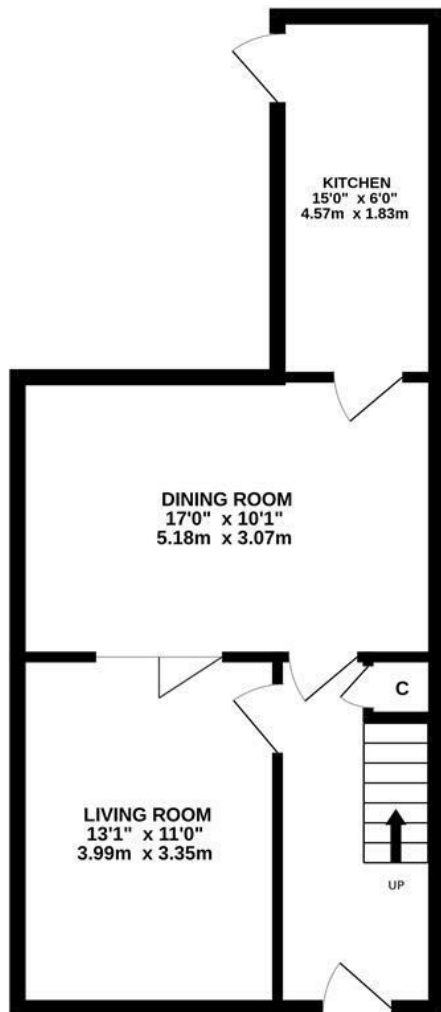
VIEWINGS

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

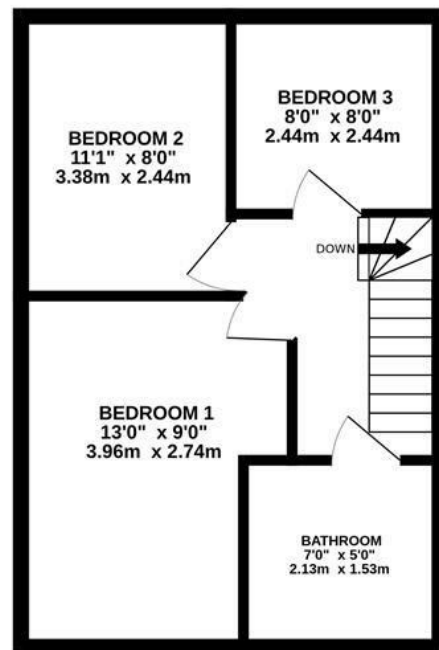
DISCLAIMER

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.

GROUND FLOOR



1ST FLOOR



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	

