



SYMONDS + GREENHAM

Estate and Letting Agents



216 Westbourne Avenue, Hull, HU5 3JB

£255,000

BURSTING WITH PERIOD CHARM AND POTENTIAL, THIS SPACIOUS THREE-BEDROOM AVENUES HOME BOASTS CHARACTER FEATURES, GENEROUS LIVING SPACE, A SUN-TRAP REAR GARDEN, AND A PRIME WESTBOURNE AVENUE LOCATION.

Nestled in the desirable area of Princes Avenue, Hull, this charming mid-terrace home is a true gem, brimming with character and original features. As you step inside, you will be greeted by spacious reception rooms adorned with bay windows and inviting fireplaces, creating a warm and welcoming atmosphere perfect for family gatherings or entertaining guests.

The kitchen, along with a convenient utility area and a downstairs WC, offers practicality and potential for personalisation. The property also features three well-proportioned bedrooms, providing ample space for a growing family. The bathroom and loft area add to the functionality of the home, ensuring that every corner is utilised effectively.

While the home may require some work, it presents an excellent opportunity for a buyer to infuse their own style and make it their own. Externally, the rear garden is a delightful sun trap, ideal for relaxing in the sunshine or hosting summer barbecues with friends and family.

Located on the highly sought-after Westbourne Avenue, this property is in close proximity to Chanterlands Avenue and Princes Avenue, which are renowned for their excellent schools and a vibrant array of local amenities, including grocery stores, restaurants, and cafes. This home is not just a property; it is a wonderful opportunity for a family to invest in a lifestyle filled with comfort and convenience. Don't miss the chance to make this stunning Avenues home your own.

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 "C"

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.

FLOOR PLAN DISCLAIMER

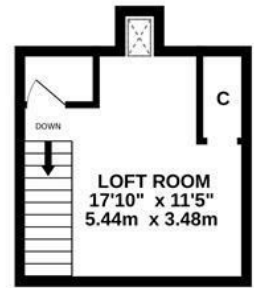
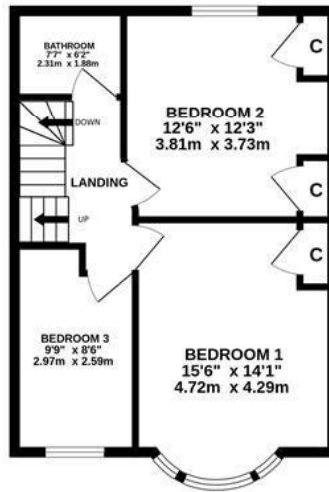
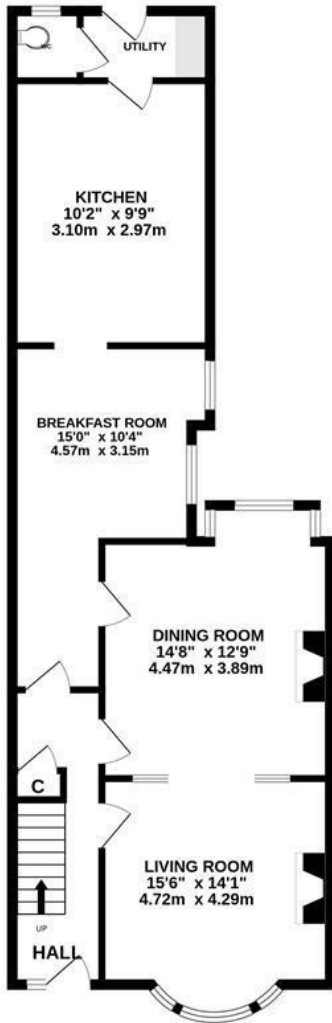
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

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

VIEWINGS

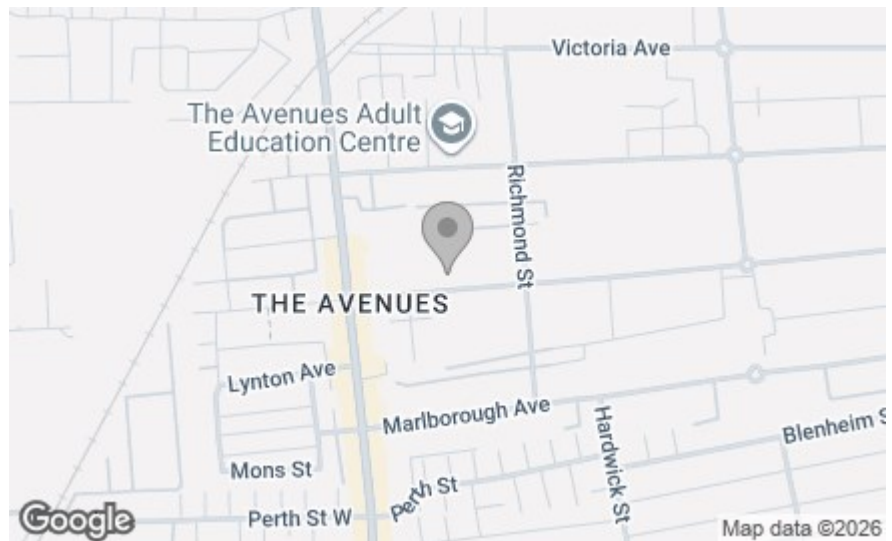
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



TOTAL FLOOR AREA : 1432sq.ft. (133.0 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	
(82 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	