



Flat 3, 28 Westbourne Avenue

Hull

HU5 3HR

£95,000

We are delighted to offer onto the market this light and airy 1 Bedroom first floor flat forming part of this 'characterful' period house. The property, which benefits from gas central heating, briefly comprises Communal Entrance Porch and Hallway leading to the flat, spacious Lounge and Dining Area, 16' long fitted Kitchen, double Bedroom and En-suite Shower Room. The very pleasant accommodation is an ideal opportunity for the investor or first-time-buyer, viewing is highly recommended!



Property Features

- Delightful First Floor Flat
- Forming Part Of A Conversion
- Gas Central Heating
- Light And Airy Accommodation
- Spacious Lounge/Diner
- Double Bedroom
- No Chain Involved
- Viewing Recommended

Full Description

LOCATION

The property is situated in this sought after residential area and is convenient for excellent local amenities down Newland/Chanterlands/Princes Avenue which boast huge range of shopping facilities, bars, bistros, restaurants, public transport, schools and good travelling distance for Hull City centre.

COMMUNAL PORCH AND HALLWAY

Leading to the first floor. Landing with useful storage cupboard.

LOUNGE / DINING AREA

18' 9" x 16' 6" (5.72m x 5.03m)

With large sash bay window which overlooks the front, built-in cupboard, picture rail, cornice to the ceiling, radiator with fitted cover and TV point.

KITCHEN

16' 3" x 7' 2" (4.95m x 2.18m)

With deep white twin sink and mixer tap, wooden worktop surface areas with tiled surrounds, sash window overlooking the front, single central heating radiator, extractor/cooker hood, plumbing for automatic washing machine and cornice to the ceiling.

BEDROOM

14' 11" x 14' 11" (4.55m x 4.55m)

Measured at widest points. With single central heating radiator, fitted cupboard housing boiler serving central heating and hot water, sash window which overlooks the rear, two further large fitted cupboards and picture railing.

EN-SUITE SHOWER ROOM

5' 4" x 4' 11" (1.63m x 1.5m)

With shower cubide, vanity wash hand basin with mixer tap, low level WC, extractor, single central heating radiator and fitted cupboard which houses the boiler serving central heating and hot water.

ADDITIONAL INFORMATION

There is an option to buy furnishings (including white goods) to extend the shower room through the storage cupboard on the landing.

TENURE

We believe the tenure of this property to be Leasehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.



Full Description

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

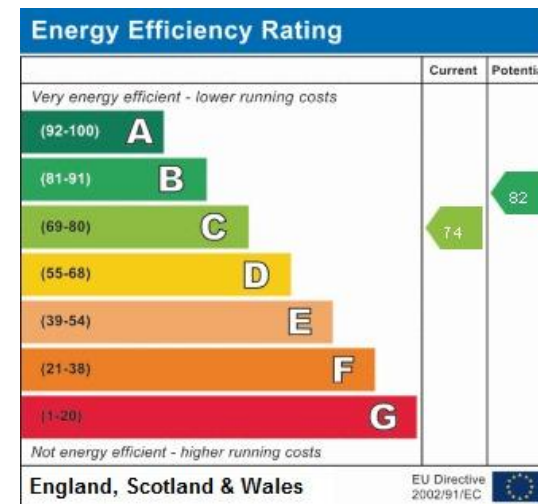
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Monday to Friday 9am to 5pm

Saturday 10am to 1pm.



All measurements are approximate and for display purposes only



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements