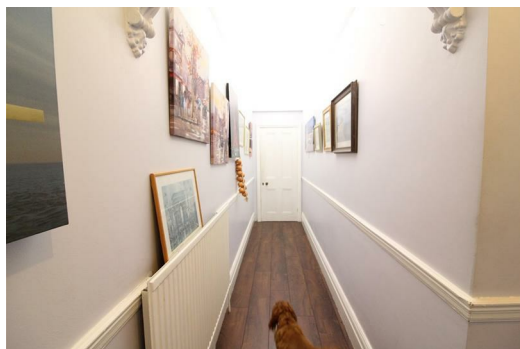




SYMONDS + GREENHAM

Estate and Letting Agents



38 Westbourne Avenue, Hull, East Yorkshire HU5 3HR

£550

STUNNING TWO BED FIRST FLOOR APARTMENT!
UNFURNISHED.
CALL TO REGISTER INTEREST!

Situated just away from the popular Princes Avenue and Chanterlands Avenue, the apartment is only a short walk away from well regarded schools and local amenities. This huge first floor apartment offers far more than your standard avenues flat and really must be viewed to be appreciated. The property is well decorated throughout providing the perfect blend of modern interior and original features. Internally the apartment boasts a huge 21 foot lounge, stylish modern kitchen, master bedroom, a generous second bedroom, luxurious four piece bathroom suite and a secluded south facing communal garden.

The landlord is happy to consider Children and Pets but unfortunately cannot consider Smokers.
PLEASE NOTE - a higher deposit of 5 weeks rent will be taken if pets are accepted (£630)

There is a one week holding deposit on the property of £125 which is refunded following successful referencing.
At sign up, the tenant will pay the first months rent in advance and a deposit equivalent to one months rent (unless pet is accepted).

FIRST FLOOR

ENTRANCE HALL

with door to master bedroom, kitchen and...



LOUNGE

15'8 max x 21'2 max (4.78m max x 6.45m max)



KITCHEN

12'0 max x 13'4 max (3.66m max x 4.06m max)

with a range of eye level and base level units with complementing quartz work surfaces and glass splash-back surround, electric oven, conduction hobs with overhead extractor fan, integrated fridge-freezer, integrated dishwasher, washing machine, stainless steel sink, spotlights door to pantry cupboard and door to...



BEDROOM 2

7'0 max x 13'4 max (2.13m max x 4.06m max)

with fitted wardrobes



BATHROOM

7'6 max x 8'8 max (2.29m max x 2.64m max)

with walk-in shower with overhead shower attachment, panelled bath, vanity hand basin unit, low level WC, heated towel rail and tiled from floor to ceiling



MASTER BEDROOM

11'4 max x 10'4 max (3.45m max x 3.15m max)

with bay window



OUTSIDE

The south facing rear garden is quite the secluded sun-trap with a paved patio area and seating around a garden pond providing a scenic escape for weekends and evenings.



CENTRAL HEATING

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

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.

