

International House
96-98 Westbourne Avenue, Hull, HU5 3HY

FOR SALE

Freehold development opportunity

Substantial 45 bed HMO

Accommodation extending to
c.1,036.9 sq m (11,161 sq ft) overall

Grade II listed property situated in an
attractive location near Princes Avenue

Prospects for residential or commercial
redevelopment as well as continued
use as a HMO (s.t.c)

Guide Price £500,000

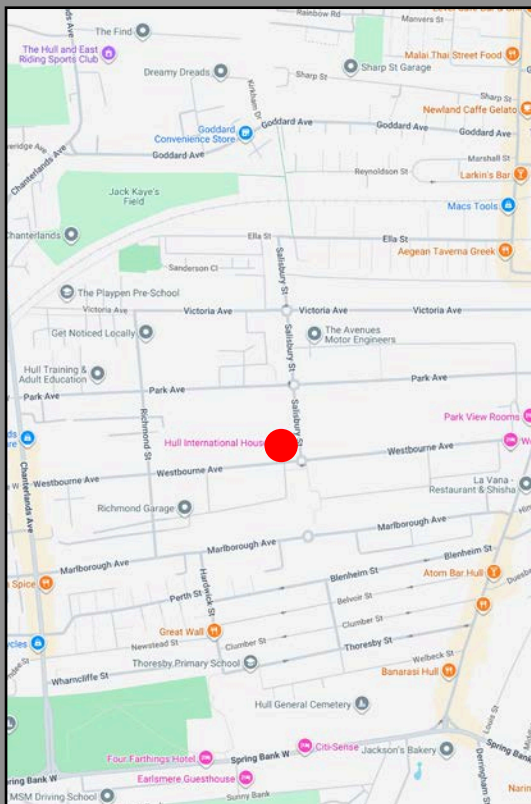
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LOCATION

The subject property is located on the north side of Westbourne Avenue, approximately 3 miles north of Hull city centre. The property occupies a corner position fronting Westbourne Avenue and Salsbury Street in a desirable residential area between Princes Avenue and Chanterlands Avenue. The property benefits from its proximity to Pearson Park and the various amenities along Princes Avenue.

DESCRIPTION

The property comprises three interconnected buildings that have been adapted to provide a substantial 45 bedroom HMO with shared facilities, two kitchens, a dining room, staff office, games room and a separate self-contained 1 bedroom flat. The property comprises a total site area of c.0.4 Acres (0.16 Ha).

The original part of the property is late 19th century, of brick construction built to a three-storey height beneath a pitched rosemary tile covered roof. There are mid to late 20th century additions/alterations, including a three-storey extension of brick construction beneath a pitched mineral felt covered roof. The property is set back with a secluded garden and a separate 10 foot rear access off Westbourne Avenue.

The Grade II listing can be found under Historic England entry number 1197673. The property is situated within the Avenues/Pearson Park conservation area.

ACCOMMODATION

Ground	445.94 sq m	(4,800 sq ft)
First	377.49 sq m	(4,063 sq ft)
Second	213.48 sq m	(2,298 sq ft)
Total	c. 1,036.91 sq m	(11,161 sq ft)

DISPOSAL

The freehold is offered for sale with full vacant possession at a guide price of £500,000. VAT is applicable.

COUNCIL TAX

The property is in council tax band 'G' Local Authority Ref: 0070055009803.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: E (124) valid until 19 May 2035

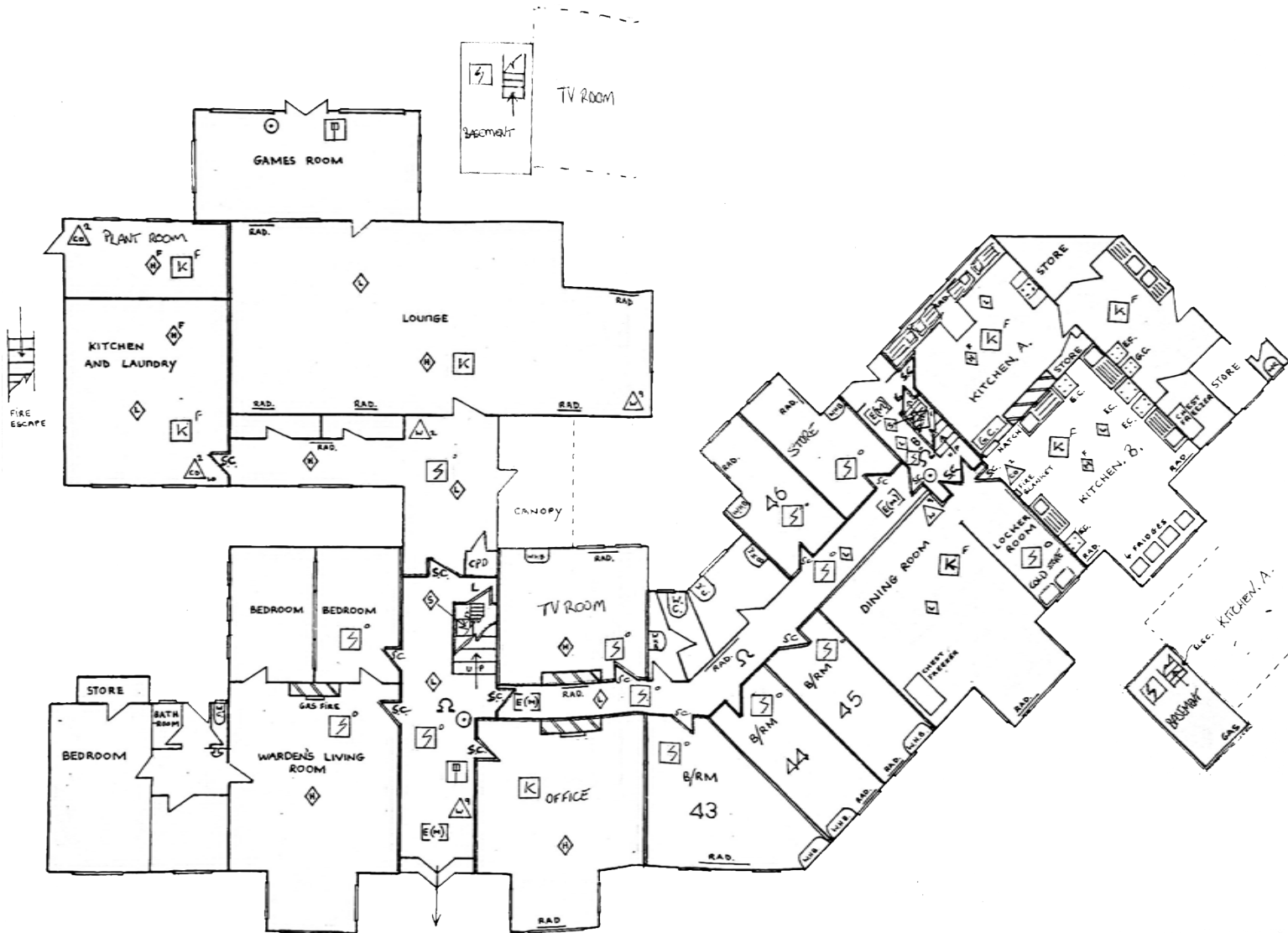
FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302 or Tim Powell tim@scotts-property.co.uk 07801 515165

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.0000**

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International House, 96-98 Westbourne Avenue, Hull, HU5 3HY - Ground Floor



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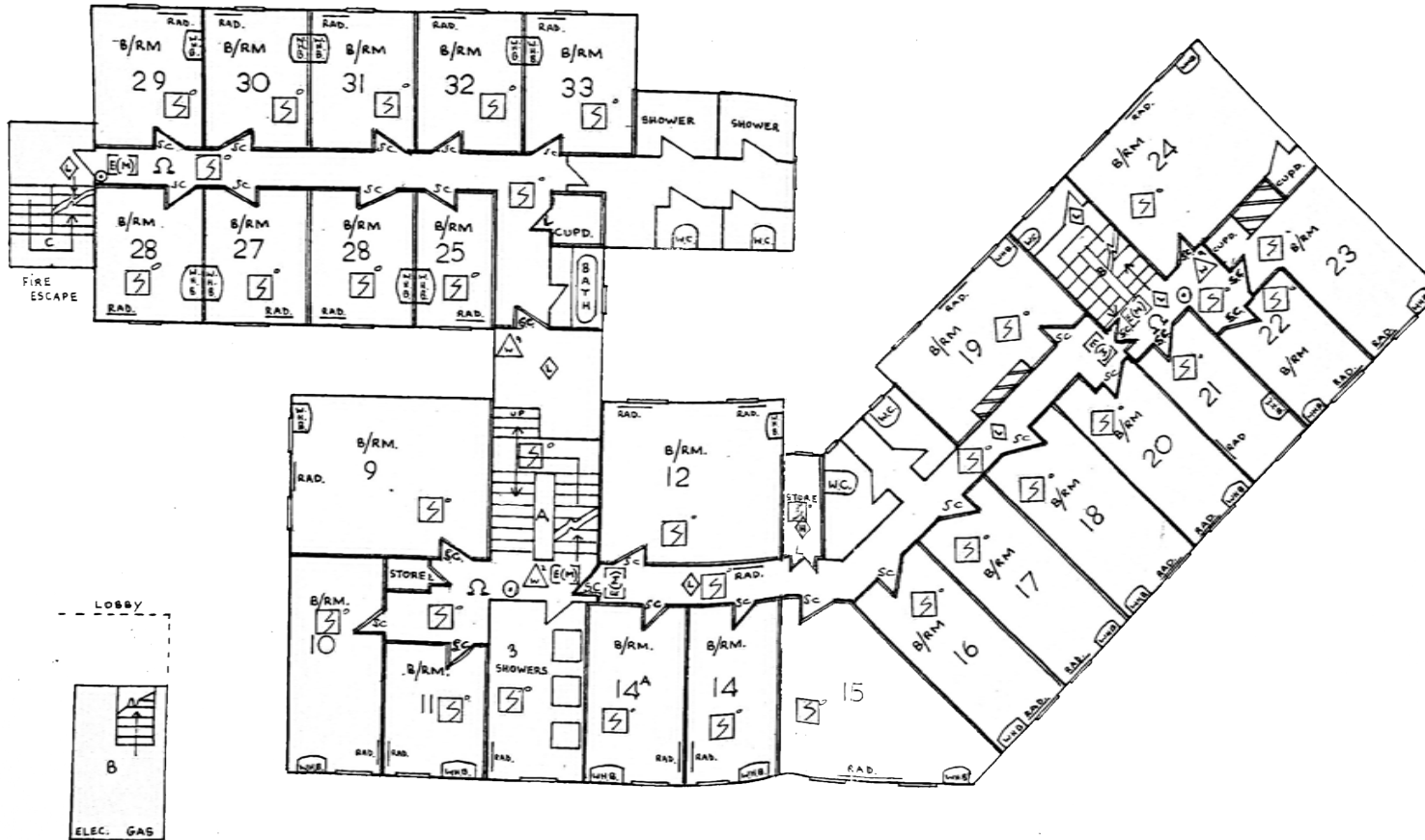
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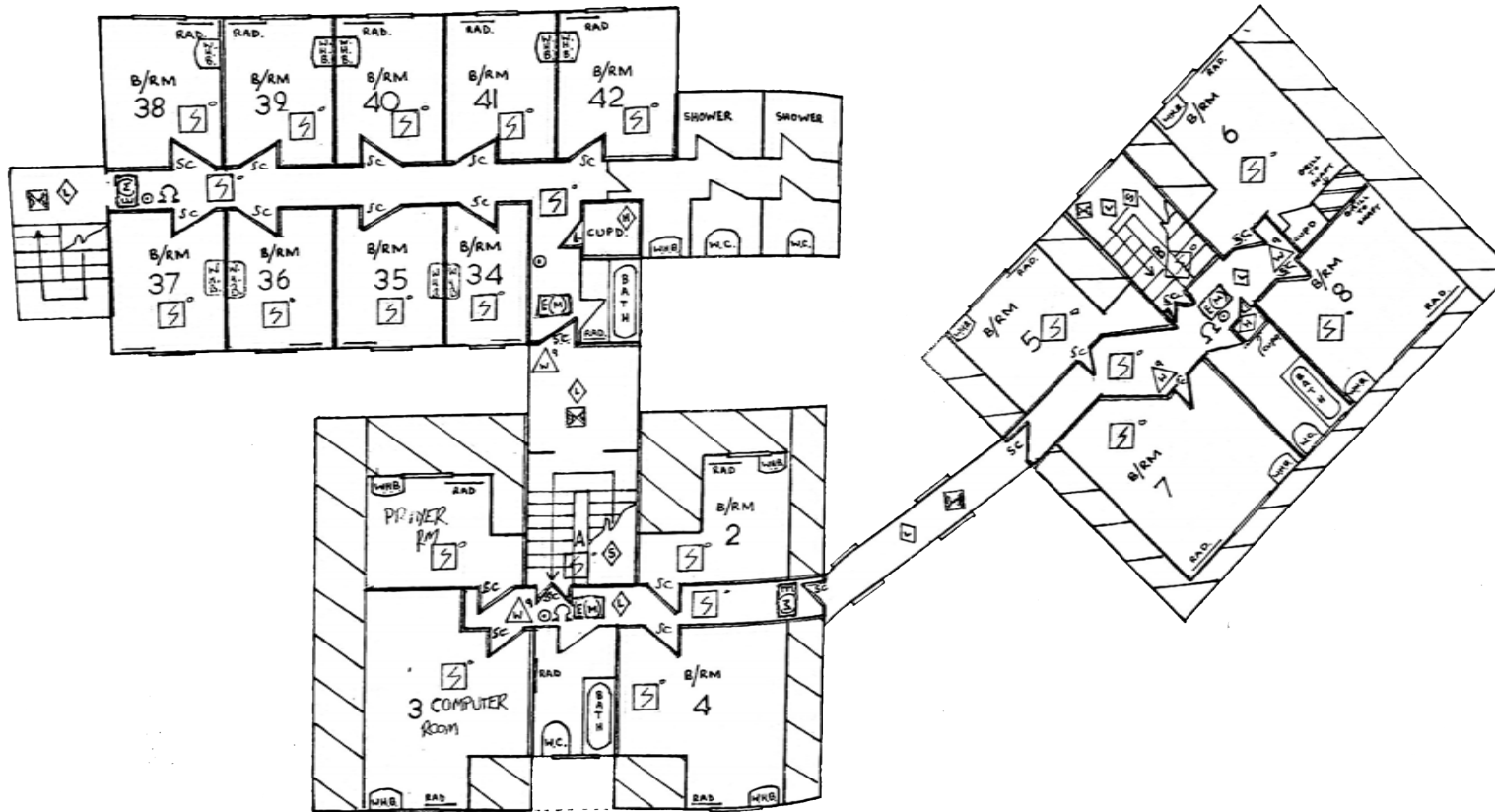
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