

**3 Bedroom**

Westlands Road, Hull, HU5 5NX

**£110,000**



- ATTENTION INVESTORS • THREE BEDROOMS • GAS CENTRAL HEATING & DOUBLE GLAZING •
- DETACHED GARAGE • NO CHAIN INVOLVED • VACANT POSSESSION ON COMPLETION •
- REALISTICALLY PRICED TO SELL • POPULAR RESIDENTIAL AREA





### **3 Bedroom Terraced House**

**£110,000**

Westlands Road, Hull, HU5 5NX

The property is priced realistically to reflect the works needed.

This is a perfect opportunity to acquire a traditional, bay fronted, end of terrace house, ideally located within a highly popular residential area.

The internal accommodation briefly comprises of an entrance hall, pleasant bay windowed lounge, spacious breakfast kitchen with a modern range of units and coordinating fixtures and fittings.

There is also space for a good sized breakfast table for informal dining.

To the first floor, there are three bedrooms and a shower room.

The garden is mainly laid to lawn with a patio seating area.

A detached garage is conveniently located within the rear boundary.

Additionally, the property further benefits from a gas central heating system and double glazing.

Offered with vacant possession on completion and with no chain involved



## Location

Westlands Road is perfectly located and surrounded with a wealth of amenities, much needed for day to day living.

There are local shopping centres, however the Willerby and Anlaby retail parks are just a short distance from the property.

Regular public transport links create easy connections to the Hull City Centre, the Paragon Road and Rail interchange and the surrounding areas.

The catchment area for schools colleges and academies is also highly sought after.

There is a small play park nearby and for those wishing to spend leisure time with family and friends. There are also many well visited family restaurants and coffee bars to choose from.

## Property Description

### Ground Floor

**Entrance Hall** - Double glazed front entrance door leads through to the entrance hall.

Spindle staircase off to the first floor.

Radiator.

Coving.

**Lounge** - 13' 1" x 10' 7" (4.01m x 3.24m) Extremes to extremes.

Double glazed bay window with aspect over the front garden area.

Radiator.

Coving.

**Kitchen** - 15' 11" x 9' 10" (4.86m x 3.02m) Extremes to extremes.

Double glazed French door with matching side screen and overhead screen windows, providing views and access to the rear patio and gardens.

A further double glazed window adjacent.

Range of matching high gloss base, drawer and wall mounted units, with brushed steel effect handle detail.

Coordinating roll edge laminate work surface housing a hob, built in oven beneath and a stainless steel extractor fan over.

Contrasting tiled splash back surround.

A further work surface houses a single drainer sink unit, with a mixer tap over and tiled splash back surround.

Plumbing for automatic washing machine.

Space for upright fridge freezer, built in storage cupboard and space for a dining table.

Radiator.



## First Floor

**Landing** - Spindle rail enclosure.

**Bedroom One** - 14' 0" x 10' 2" (4.28m x 3.1m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Radiator.

**Bedroom Two** - 10' 3" x 10' 0" (3.14m x 3.06m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Cupboard housing the gas central heating boiler.

Radiator.

**Bedroom Three** - 7' 0" x 5' 9" (2.14m x 1.77m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Radiator.

**Bathroom** - White three piece suite comprising of a panel bath with electric shower over, pedestal wash hand basin and low flush WC.

Tiled splash back surround.

Double glazed opaque window.

Radiator.



## Exterior

**Garden Area** - Patio/seating area and low, dwarf brick wall divide.

Garden is mainly laid to lawn and is enclosed with a high level, timber perimeter fence.

Evergreen hedge screening.

Path extends to the rear where there is a high level timber gate, which leads out through to the rear.

The garage sits within the boundary

**Front Garden Area** - Laid with fine stone gravelling for ease of maintenance, and further to create an off road parking space/hard standing area.

Council tax band: A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

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general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.