

2 Bedroom Flat

Weston Court, Westlands Rd, HULL, HU5 5NG

£650 per month



- FIRST FLOOR APARTMENT • HIGHLY SOUGHT AFTER RESIDENTIAL AREA • 2 BEDROOMS • BRIGHT AND SPACIOUS LOUNGE • MODERN KITCHEN AND INTEGRATED APPLIANCES • RECENTLY REFURBISHED SHOWER ROOM





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This is a great opportunity to apply for the super stylish first floor apartment which is perfectly placed within a highly sought after residential area.

The apartment has a private entrance door and is perfectly placed within a lovely communal garden setting.

Internal viewing is essential in order to appreciate the size and standard of the accommodation on offer.

The apartment has been the subject of tasteful updating with a bright and spacious lounge, modern fitted kitchen to include integrated appliances, 2 good sized bedrooms and a recently refurbished shower room.

The apartment also benefits from a heating system and double glazing.

The property is offered with immediate availability subject to satisfactory references.
Please apply online only

Location

The apartment is close to all amenities much needed for day-to-day living with local shopping centres, regular public transport connections, a post office, schools and family restaurants nearby.

Retail parks within the neighbouring West Hull villages of Anlaby and Willerby are just a short commute from the property as is the Haltemprice sports centre with a pool, gym and library.

Property Description

Ground Floor

Entrance - Double glazed front entrance door leads to entrance porch and stairs off to first floor.

First Floor

Lounge - 13' 11" x 13' 11" (4.26m x 4.26m) Extremes plus recess to extremes.

Double glazed window with aspect over the communal gardens.

Ceiling rose.

Coving.

Bedroom One - 10' 7" x 9' 3" (3.24m x 2.82m) Extremes to extremes.

Double glazed safety window with aspect over the communal gardens.

Coving.

Bedroom Two - 10' 7" x 7' 6" (3.24m x 2.31m) Extremes to extremes.

Double glazed safety window with aspect over the side elevation and garden areas.

Coving.

Inner Hall - Range of sliding storage cupboards.
Plumbing for automatic washing machine.

Kitchen - 10' 6" x 6' 3" (3.22m x 1.93m) Extremes to extremes.

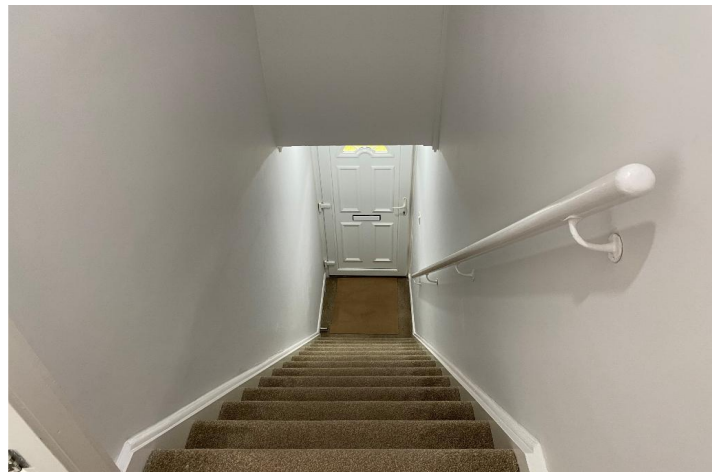
Range of matching base, drawer and wall mounted units with stainless steel handle detail.

Coordinating roll edge laminate work surface housing a single drainer sink unit with mixer tap over. Contrasting tiled surround.

A further work surface housing a hob, built in oven beneath and stainless steel funnel hood extractor fan over.

Space for fridge/freezer or larder fridge.

Coving.



Laminate flooring.

Bathroom - White 3 piece suite comprising of a walk-in shower enclosure, vanity wash hand basin with storage space beneath and low flush W.C.

Contrasting tiled surround.

Double glazed opaque safety window.

Wall mounted heater.

Laminate flooring.

Council tax band: A

Rental Deposit: £750



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	58 D
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a 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.

