

Whitakers

Estate Agents



45 Westerdale Grove, Hull, HU9 3UL

Offers In The Region Of £135,000

Whitakers are delighted to offer this outstanding 3 bedroom family home to the market!

Having been much improved and refurbished by the current owner and ideally located for local shops, schools and amenities together with excellent transport links into the City Centre and to the coast and East Hull Villages, this represents an amazing opportunity to purchase a property in "move-in" condition!

Being ideal for first time buyers and families alike, the property briefly comprises; entrance hallway, lounge and recently installed, integrated dining kitchen to the ground floor whilst to the first floor there are three generously sized bedrooms together with a stunning modern fully tiled bathroom!

Also benefitting from off road parking to the front, enclosed rear garden, gas central heating and UPVC double glazing, the property really needs to be viewed internally to be fully appreciated!

The accommodation comprises

Entrance Hallway

Recessed front porch with UPVC door into entrance hallway with laminate flooring and stairs to first floor.

Lounge 15' x 11'7 max (4.57m x 3.53m max)



Spacious lounge with UPVC window to front aspect, laminate flooring, central heating radiator, feature fireplace and under stair cupboard.

Dining Kitchen 8'2 x 15'10 (2.49m x 4.83m)



Contemporary recently installed kitchen with a range of fitted wall and base units with contrasting work surfaces. 4 ring halogen hob with electric fan oven below and extractor over, resin 1 1/4 bowl sink/drainers with mixer taps over. Integrated fridge/freezer, dish washer and automatic washing machine, laminate flooring, space for family dining table, UPVC window and French doors to rear garden.

First floor landing



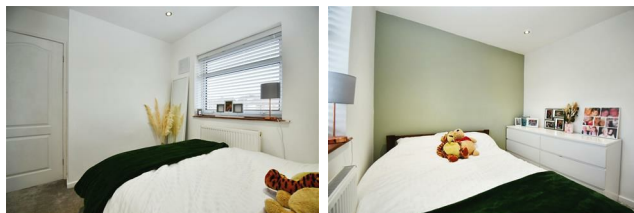
Stairs from hallway to first floor landing with carpeted flooring.

Bedroom One 14'6 x 9'10 (4.42m x 3.00m)



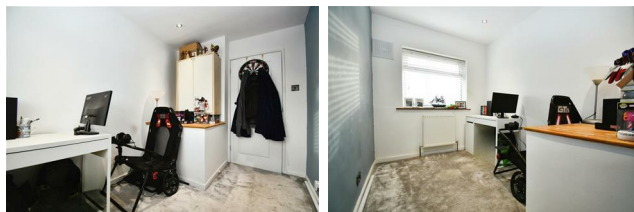
Fitted wardrobes, UPVC window to front aspect, central heating radiator and carpeted flooring

Bedroom Two 8'10 x 9'4 (2.69m x 2.84m)



UPVC window to rear aspect, central heating radiator and carpeted flooring.

Bedroom Three 6'11 x 11' max (2.11m x 3.35m max)



UPVC window to rear aspect, central heating radiator and carpeted flooring.

Bathroom 7'9 x 5'5 (2.36m x 1.65m)



Shaped bath with fitted screen and mains shower over, concealed cistern wc, ceramic sink with vanity unit below, feature heated towel rail, tiled walls and flooring and two UPVC windows to rear aspect.

Outside



To the front of the property is a fenced and paved garden providing off road parking whilst to the rear and accessed via shared secure passageway is an enclosed rear garden laid

mainly to lawn with patio area, pond and brick built sheds, fencing to perimeters gives a good level of privacy.

Tenure

The property is Freehold.

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal -

Broadband - EE, Vodafone, Three, O2

Coastal Erosion - No

Coalfield or Mining Area - No

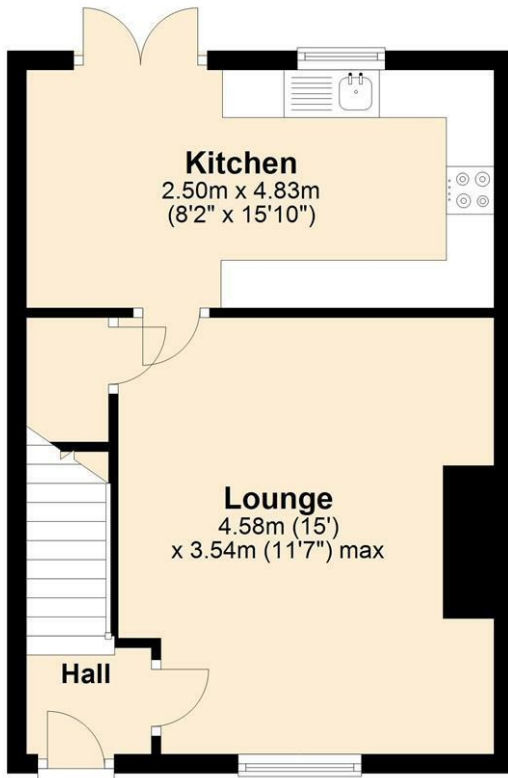
Planning - Non specific to the property

Whitakers Estate Agent Declaration:

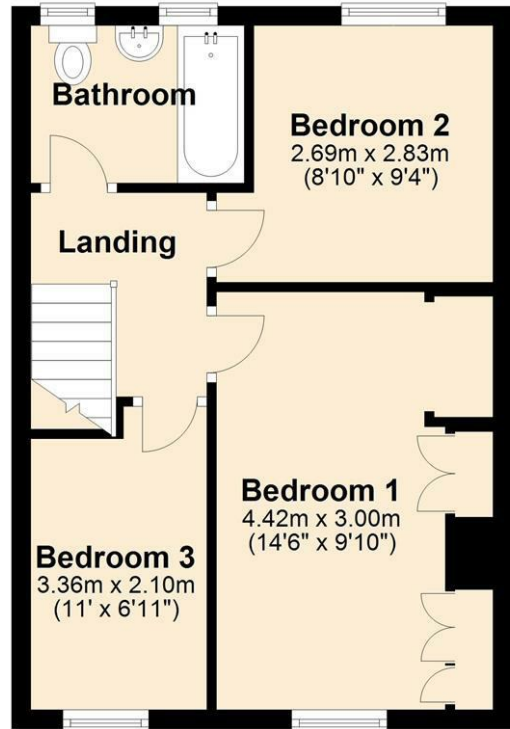
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Floor Plan

Ground Floor



First Floor

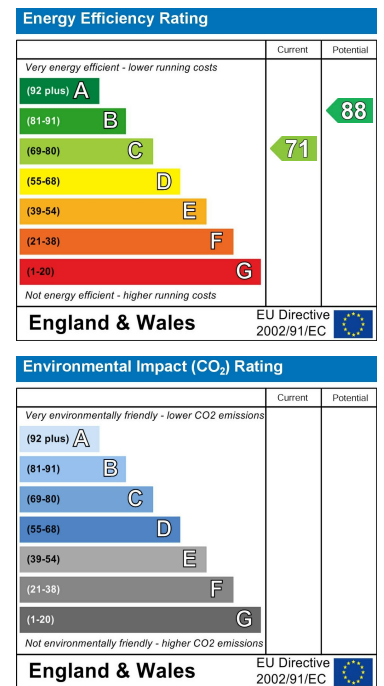


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.