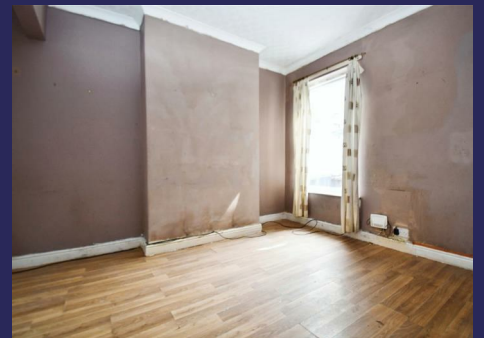


# Whitakers

Estate Agents



## 113 Westcott Street, Hull, HU8 8LZ

**Offers In The Region Of £110,000**

This 3 bedroom terraced property is available to purchase with NO ONWARD CHAIN!

Whilst in need of modernisation and improvement, the property represents an ideal opportunity for the discerning buyer to put their own stamp on a spacious family home in a sought after area!

Ideally located for well regarded local schools and within the Malet Lambert Catchment area as well as the range of shops and facilities available on Holderness Road, the property is also just a short walk from East Park and the wealth of leisure facilities available there.

Briefly comprising; entrance hallway, through lounge/dining room and breakfast kitchen to the ground floor, there are 3 bedrooms and a family bathroom to the first floor.

Also benefitting from an enclosed rear garden and gas central heating, viewing is recommended!

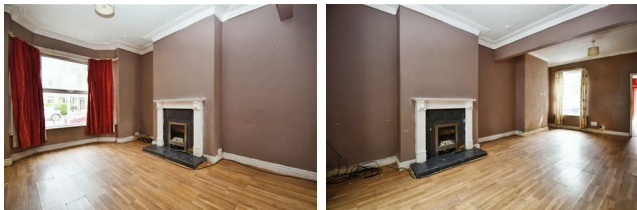


## The Accommodation Comprises

### Entrance Hall

Covered porch to Entrance door into hallway with central heating radiator.

### Lounge 11'3 x 11'6 (3.43m x 3.51m)



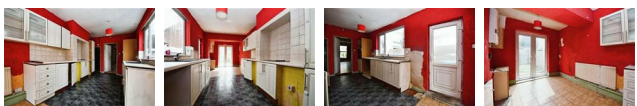
With UPVC bay window to front aspect, laminate flooring and central heating radiator and fireplace with gas fire (disconnected)

### Dining Room 11'2 x 11'9 (3.40m x 3.58m)



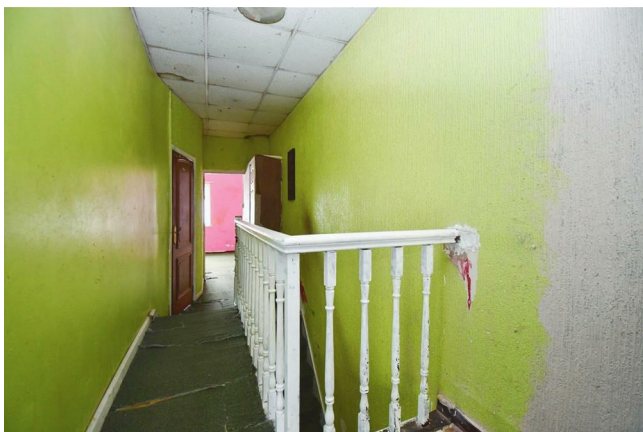
With UPVC window to rear aspect, laminate flooring and central heating radiator

### Kitchen/Breakfast Room 23'6 x 9'2 (7.16m x 2.79m)



Fitted wall and base units and work surfaces, 4 ring electric hob and mid level electric oven. Composite sink, central heating radiator, wall mounted combi boiler, under stair storage cupboard, UPVC window and door to side and UPVC French doors to rear garden

### First Floor Landing



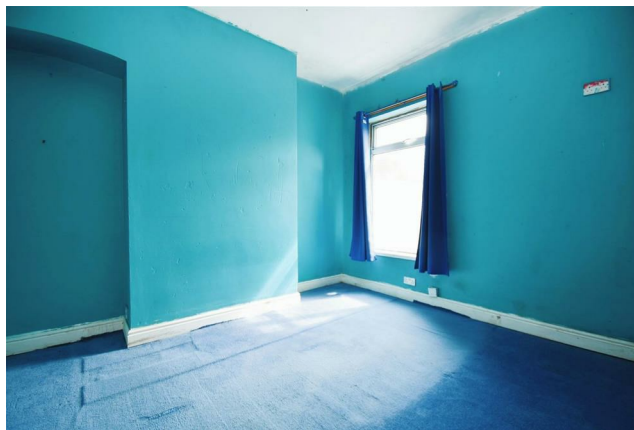
Stairs from entrance hallway to first floor landing with cupboard space and doors to upstairs rooms.

### Bedroom One 11'3 x 15' (3.43m x 4.57m)



UPVC front bay window, central heating radiator and fitted wardrobe.

### Bedroom Two 11'3 x 9'7 (3.43m x 2.92m)



UPVC window to rear aspect and central heating radiator.

### Bedroom Three 7'4 x 9'2 (2.24m x 2.79m)



UPVC window to rear aspect and central heating radiator.

Bathroom 9'6 x 5'4 max (2.90m x 1.63m max)



Panel bath, wall mounted electric shower, pedestal hand wash basin and low flush wc. Tiling to walls, central heating radiator and UPVC window to side aspect.

Outside



to the rear of the property is an enclosed rear garden with artificial lawn, patio area and fencing to perimeters with gate access.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

Awaited

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 - EE, Vodafone, Three, O2

Broadband - Basic 11 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

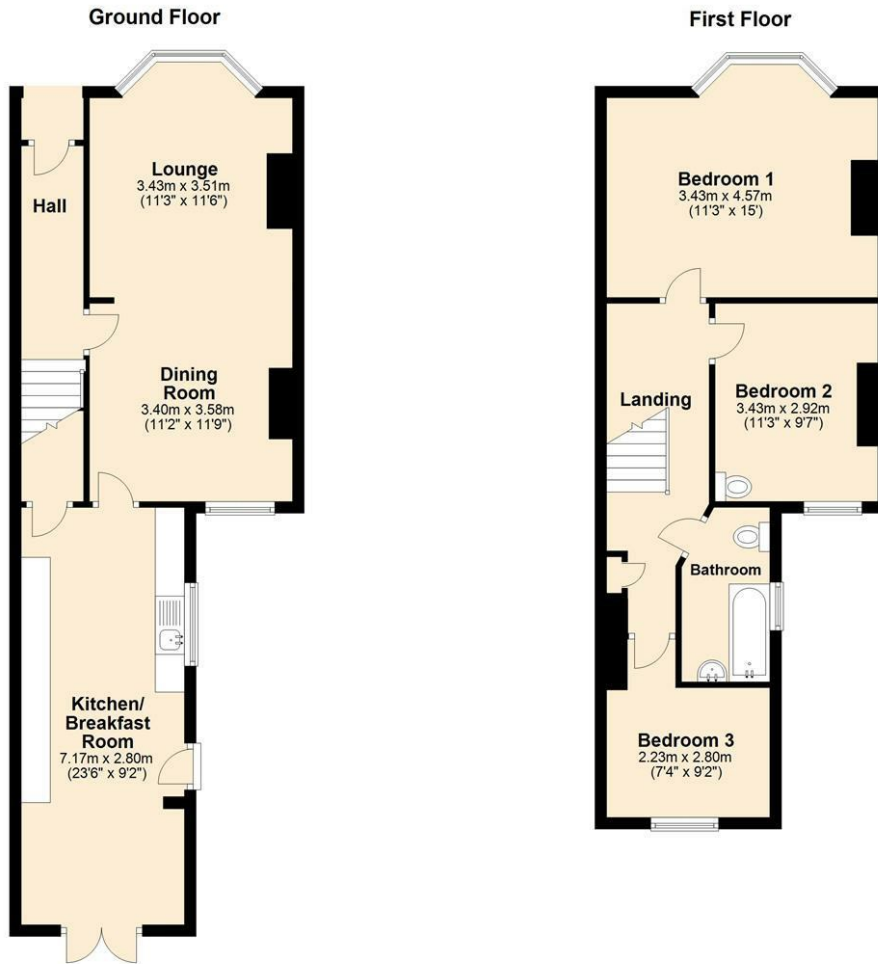
Coalfield or Mining Area - No

Planning - None

Whitakers Estate Agent Declaration:

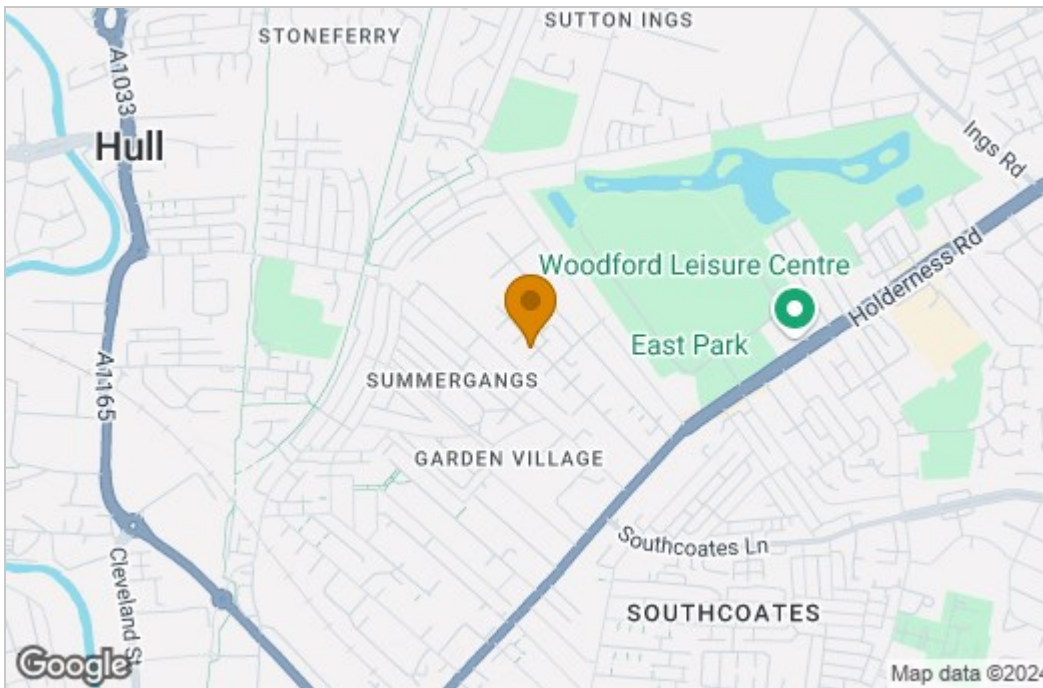
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

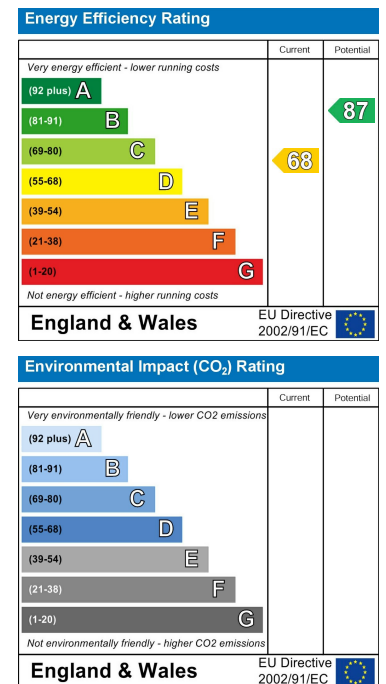


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# 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.