



Westborough Way, Hull, HU4 7SW
Asking Price £240,000


**Philip
Bannister**
Estate & Letting Agents

Westborough Way, Hull, HU4 7SW

Key Features

- Superb, extended Double Fronted Detached House
- Two Reception Rooms, Breakfast Kitchen
- Conservatory, 3 Bedrooms, Bathroom
- Gardens Front and Rear, Drive & Garage.
- No Chain Involved, Popular Location
- Early Viewing is essential
- EPC = D

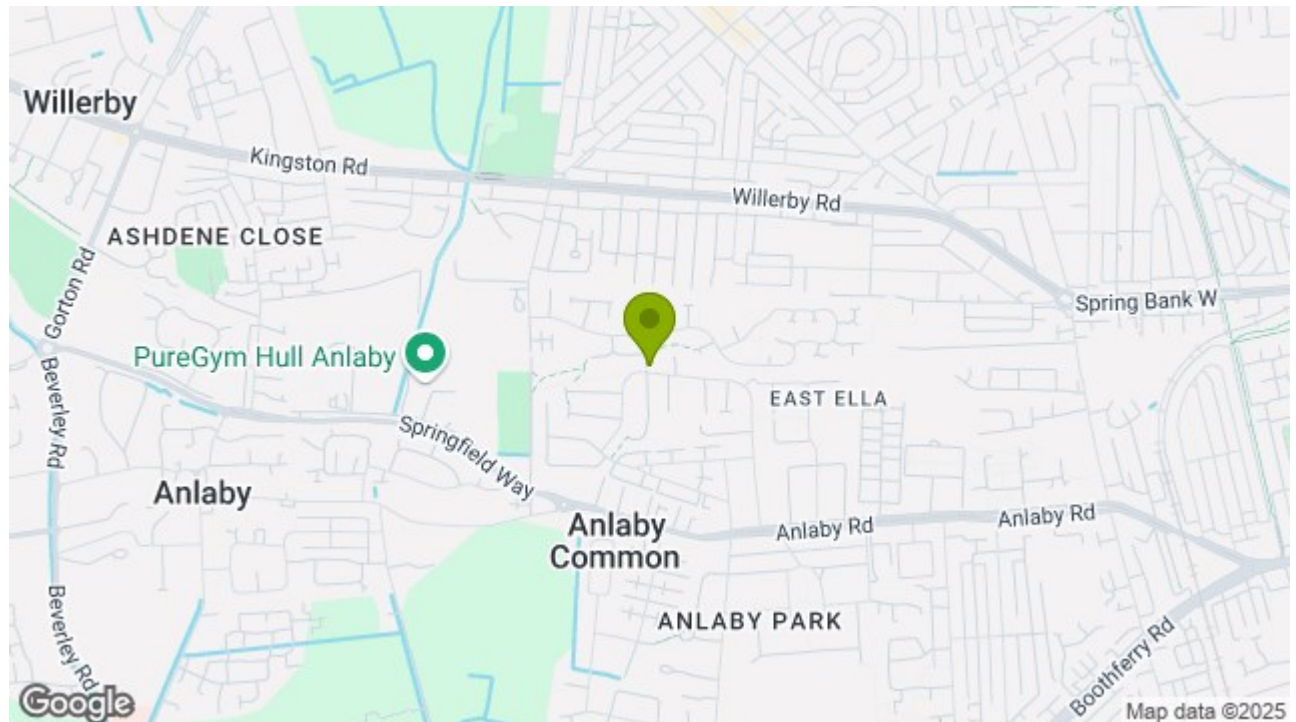
Welcome to this superb double fronted, extended detached family home located on Westborough Way in Hull. This delightful property is nestled in a popular area, conveniently close to local amenities, reputable schools, and excellent transport links, making it an ideal choice for families and professionals alike.

As you enter the home, you are greeted by an entrance hall that leads to an inviting lounge which offers a comfortable space for relaxation, while the dining room is perfect for entertaining guests. The heart of the home is the well-appointed breakfast kitchen, which leads to a conservatory, To the first floor is a landing that leads to three generously sized bedrooms and a family bathroom.

Outside, the property boasts well-maintained gardens to both the front and rear, and a driveway which leads to a garage.

This home is offered with no chain involved, this property is a fantastic opportunity for those seeking a Do not miss the chance to make this lovely house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





ANLABY COMMON

Ideally located close to local amenities including library, park & tennis courts and is ideally positioned to the West of the City for shops, schools and public transportation. Good road connections are easily accessed to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

GROUND FLOOR

ENTRANCE HALL

with double glazed entrance door, storage cupboard and stairs to the first floor.

LOUNGE

15'8 x 11'1 widening to 13'3 (4.78m x 3.38m widening to 4.04m)
with a double glazed window to the front elevation, feature fireplace with electric fire and double doors leading to :-

DINING ROOM

8'7 x 13'3 (2.62m x 4.04m)
with double glazed window to the rear elevation.

BREAKFAST KITCHEN

15'8 x 8'10 widening to 11'1 (4.78m x 2.69m widening to 3.38m)
with a range of base and wall units, drawers, laminate work surfaces, sink unit, gas hob, electric oven, extractor hood, plumbing for automatic washing machine or dish washer, splash back tiling, double glazed window to the front elevation and double glazed patio doors.

CONSERVATORY

5'2 x 9'7 (1.57m x 2.92m)
with 2 double glazed windows to the rear and side elevation, tiled floor and double glazed entrance door.

FIRST FLOOR

LANDING

with double glazed window to the rear elevation and storage cupboard.

BEDROOM 1

15'8 x 9' (4.78m x 2.74m)
with double glazed window to the front elevation, a range of built in wardrobes and over cupboards.

BEDROOM 2

9'6 x 10'8 (2.90m x 3.25m)
with double glazed window to the front elevation, laminate flooring and built in wardrobes.

BEDROOM 3

6' x 10'8 (1.83m x 3.25m)
with a double glazed window to the rear elevation, laminate flooring and built in wardrobe, over cupboards and drawers.

FAMILY BATHROOM

with a three piece coloured suite, comprising panelled bath with shower over and glazed shower screen, wash hand basin, w.c., fully tiled to walls and double glazed window to the front elevation.

EXTERNAL

To the front of the property is a low maintenance garden and driveway which leads to a garage. To the rear is a lawn garden, with fencing forming boundary.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENTS NOTES

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vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and

prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

TENURE.

We understand that the property is Freehold.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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