



Westfield Road, Hull, HU4 6EB  
Offers Over £130,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Westfield Road, Hull, HU4 6EB

## Key Features

- Well presented Starter Home which Must Be Viewed Early
- Entrance Hall, Lounge, Dining Kitchen
- Two Bedrooms, Bathroom, Off Road Parking and Rear Garden
- The property is a Credit To It's Current owner
- Popular Location Close to Amenities And Good Schools
- EPC - C

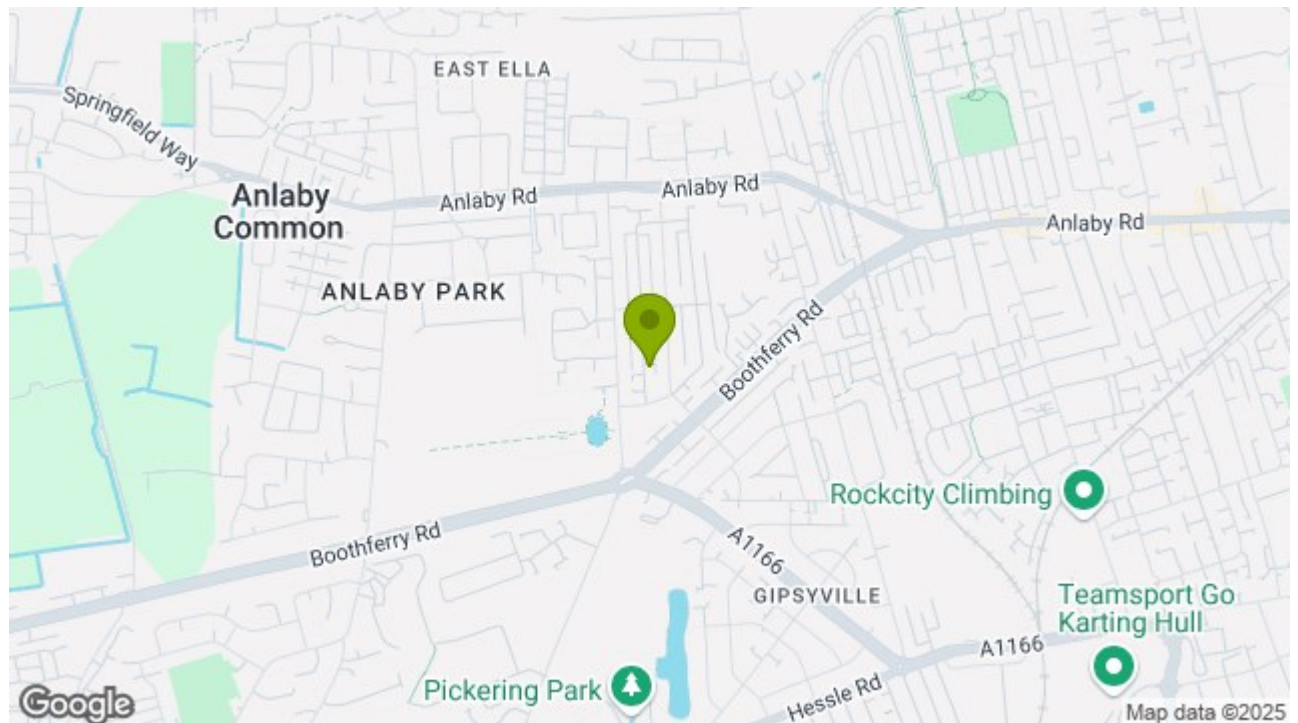
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

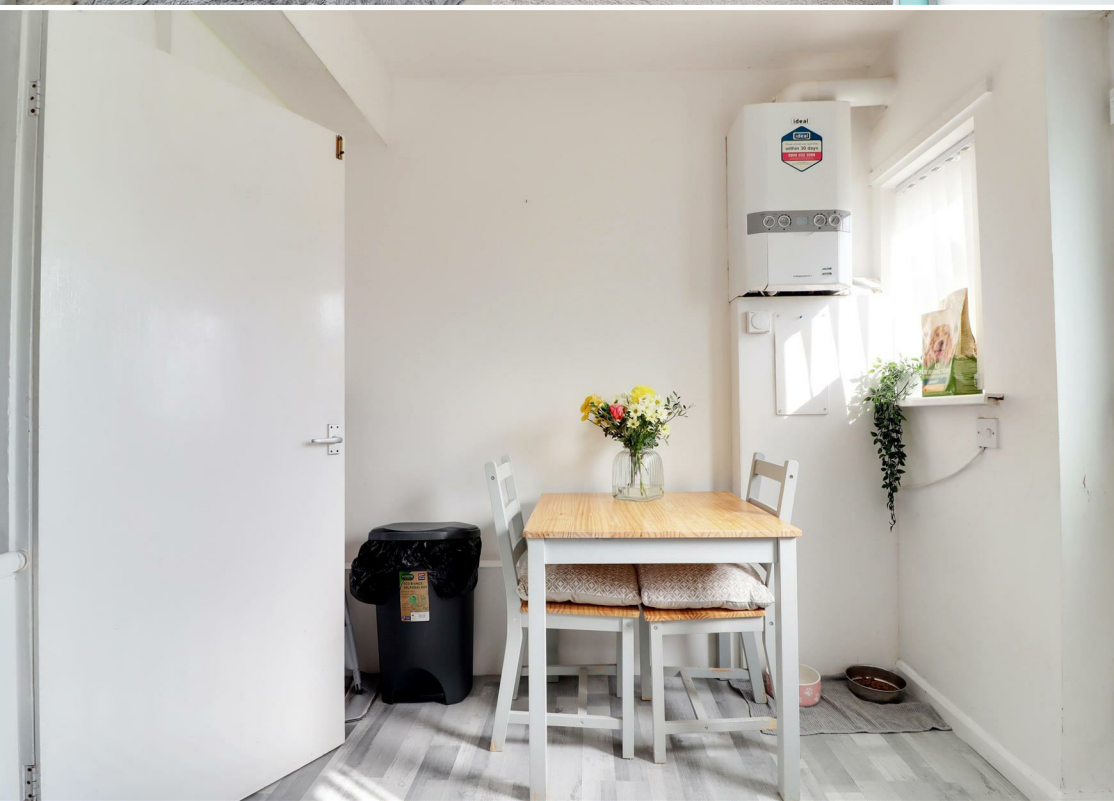
Situated on Westfield Road in Hull, this charming terraced house presents an excellent opportunity for first-time buyers or those seeking a delightful starter home. The property boasts a well-thought-out layout, featuring a welcoming entrance hall that leads into a spacious lounge, and a dining kitchen is a highlight, offering a functional space.

Upstairs, you will find two comfortable bedrooms, along with a well-appointed bathroom. The property also benefits from off-road parking , ensuring convenience in this bustling area.

The rear garden provides a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. The location is particularly advantageous, as it is situated close to a variety of amenities and reputable schools.

Credit must be given to the current owner for maintaining the property in excellent condition. With its appealing features and prime location, early viewing is highly recommended to fully appreciate all that this home has to offer. Don't miss out on the chance to make this delightful house your new home.







## **ANLABY HIGH ROAD**

Ideally located off Anlaby High Road close to local amenities 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 PORCH**

with double glazed door and stairs to the first floor.

### **LOUNGE**

14'8 into bay x 11'10 (4.47m into bay x 3.61m)  
with a double glazed window to the front elevation,  
feature panelled wall and understairs cupboard

### **DINING KITCHEN**

7'10 x 15'2 (2.39m x 4.62m)  
with a range of base and wall units, laminate work surfaces, sink unit, gas hob, electric oven, extractor hood, plumbing for automatic washing machine, laminate flooring, splash back tiling, boiler, two doubleglazed windows to the rear elevation and double glazed door.

## **FIRST FLOOR**

### **LANDING**

with access to roof void.

### **BEDROOM 1**

11'11 into bay x 15'2 max measurement (3.63m into bay x 4.62m max measurement)  
with two double glazed windows to the front elevation.

### **BEDROOM 2**

10'8 x 8'10 (3.25m x 2.69m)  
with double glaze window to the rear elevation.

### **BATHROOM**

with a three piece white suite, comprising panelled bath with shower over and glazed shower screen, wash hand basin, w.c., storage cupboard and double glazed window to the rear elevation.

### **OUTSIDE**

To the front of the property is a garden area offering off

road parking and to the rear is an artificial grassed garden with seating area, fencing forming boundary and gate and 10' vehicular access.

## **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 A. (Hull City 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**

Philip Bannister & Co.Ltd for themselves and for the 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.**

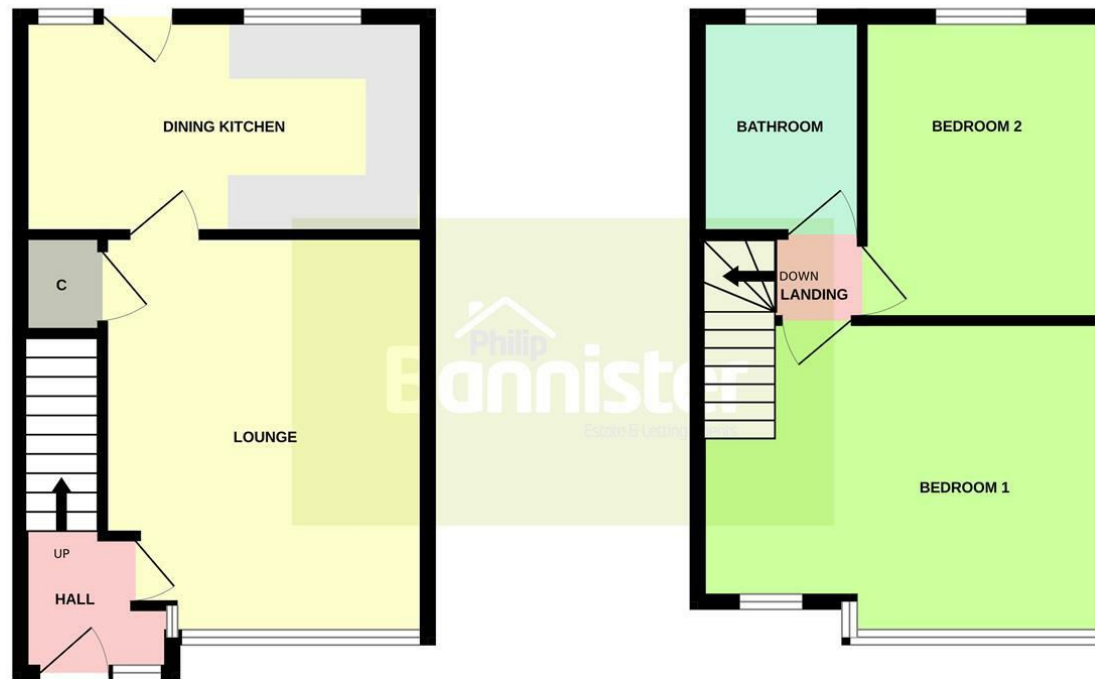
We understand that the property is Freehold





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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