

**135 Westcott Street, Hull, HU8 8NB**

**£160,000**

Welcome to Westcott Street, Hull - a charming and spacious property that could be your ideal first home or for your growing family. The property is situated in this popular residential area, perfect for those looking to be close to well-regarded schools. Installed with gas central heating & double glazing. Accommodation briefly comprises; entrance hall, lounge with bay window, large second reception room with French doors and log burning stove, contemporary fitted kitchen and downstairs shower room. To the first floor are three bedrooms and modern family bathroom. To the front of the property is an enclosed garden and to the rear is a fully enclosed garden designed for ease of maintenance with decking and artificial lawn.

Do not miss out! Arrange your viewing today!

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Freehold  
Council tax band: A

Ground floor

Entrance hallway  
With entrance door, carpet flooring, radiator, stairs off.

Front Lounge 11'5" x 9'5"  
With bay window to the front and carpet flooring.

Second Reception Room 15'2" x 11'6"  
With French doors to the rear aspect, carpet flooring and log burning stove.

Kitchen 11'4" x 9'3"  
With window to the rear aspect, a range of stunning contemporary kitchen units with contrasting work surface paneling to splash backs, inset sink units with mixer tap over, integrated electric oven and microwave, gas hob, and extractor hood.

Downstairs Shower Room  
With window to the rear, modern shower room with wc, wash basin and shower cubicle with mains shower.

First floor

Landing  
With carpet flooring and doors to:

Bedroom one - 14'11" x 11'1"  
With bay window to the front, carpet flooring and radiator.

Bedroom two - 11'2" x 8'5"  
With window to the rear, carpet flooring and radiator.

Bedroom three - 12'11" x 8'2"

With window to the rear, carpet flooring and radiator. Storage cupboard.

Bathroom 7'1" x 4'10"  
With window to the rear, built in modern wc and sink unit with storage, bath with mixer shower tap.

Exterior  
To the front of the property is an enclosed garden and to the rear is a fully enclosed garden designed for ease of maintenance with decking and artificial lawn.

Thinking of moving? Contact us on 01482 226560 to arrange your free no obligation market appraisal. We are your local, family run Estate Agents offering a personal, bespoke professional service at an unbeatable fee.

Disclaimer  
-None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk).

-To arrange a viewing for this property please contact Urban Property 01482 226560 350 Holderness Road Hull HU9 3DQ.

-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.  
All mortgages are subject to status and valuation.

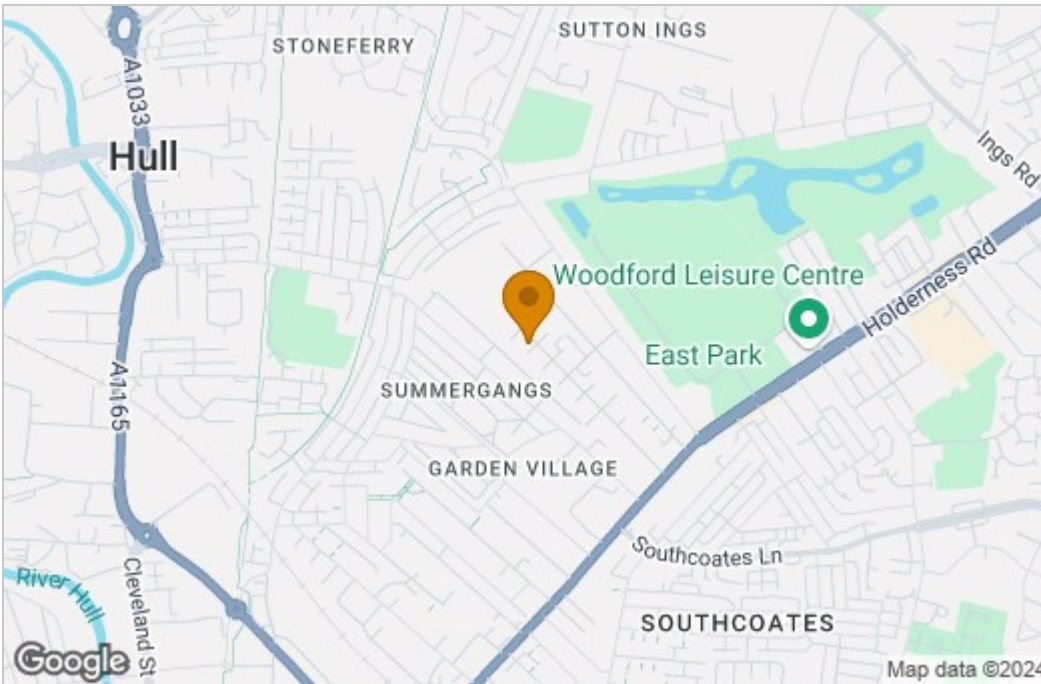
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



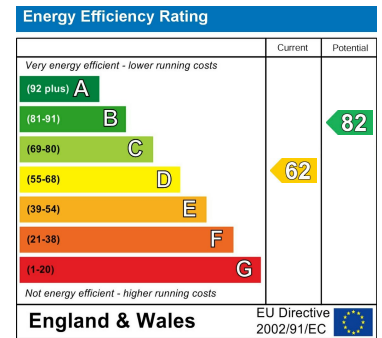
## Floor Plan



## Area Map



## Energy Efficiency Graph



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