



95 Westcott Street, Hull, HU8 8LZ

£140,000

Welcome to this charming three-bedroom terraced property nestled in the heart of Westcott Street, Hull. Listed with Urban Property at an inviting price of £140,000, this home offers a perfect blend of comfort and convenience for your family.

As you step through the front door, you are greeted by a warm and inviting hallway, setting the tone for the rest of the house. The hallway flows seamlessly into a cosy dining room. Beyond lies a bright and spacious lounge, boasting a feature fireplace and a beautiful box bay window that floods the room with natural light. Adjacent to the dining room is a modern fitted kitchen, complete with all the amenities needed to whip up delicious meals. A convenient utility area and downstairs WC add to the functionality of this space, making daily tasks a breeze. Ascending to the first floor, you'll find three generously sized bedrooms, providing ample space for relaxation and personalisation. A well-appointed family bathroom completes this level. But the surprises don't end there! This property also boasts a loft space accessed via fixed stairs, featuring a Velux window. Outside, you'll discover a rear garden that's both easy to maintain and fully enclosed, providing the perfect setting.

Conveniently located close to a local primary school and within the catchment area for Malet Lambert secondary school, this home offers an ideal setting for growing families. With its welcoming atmosphere, modern amenities, and desirable location, this property truly has it all. Don't miss out on the opportunity to make it yours – schedule a viewing today!

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Ground Floor

Entrance Hall

With entrance door to front aspect, attractive laminate flooring, staircase to first floor, door into the dining room.

Dining Room 12' 9" into recess x 11' 10" (3.89m into recess x 3.61m)

With double glazed window to rear aspect, gas fire with wood surround, double doors into lounge.

Lounge 13' 7" x 12' 5" (4.14m x 3.78m)

With double glazed square bay window to front aspect, feature fireplace with tiled back plate and hearth, wood surround, inset living flame gas fire, wood grain effect laminate flooring, picture rail, moulded coving to ceiling, and double radiator. Double doors with glazed inserts to dining room.

Kitchen 16' 8" x 9' 5" (5.08m x 2.87m)

With double glazed window to side aspect, modern high gloss fitted base and wall units, complementary work

surfaces, 1 1/2 stainless steel inset sink drainer, integrated double electric oven and electric hob, cooker hood over, complementary tiling to walls and radiator.

Utility Area

Plumbing for washing machine, door to wc and double glazed door to rear garden.

Downstairs wc

White wc and corner basin.

First Floor

Landing

With staircase from entrance hall, dado rail and coving to ceiling. Fixed staircase to boarded loft space.

Bedroom 1 14' 6" + recess x 13' 4" into bay (4.42m + recess x 4.06m into bay)

With double glazed square bay window to front aspect, cast iron fireplace, picture rail, and radiator.

Bedroom 2 11' 10" x 8' 11" + recess (3.61m x 2.72m + recess)

With double glazed window to rear aspect, radiator.

Bedroom 3 9' 5" x 6' 8" (2.87m x 2.03m)

With double glazed window to rear aspect, radiator.

Bathroom

With double glazed window to side aspect, white four piece suite comprising: - Bath with mixer tap, electric shower in cubicle, wash hand basin, WC, part tiling to walls, wall lights, laminate flooring, radiator.

Boarded Loft Space 14' 4" maximum x 10' 3" (4.37m maximum x 3.12m)

With double glazed Velux window to rear aspect, and access to eaves.

Exterior

To the front of the property is an enclosed garden. To the rear of the property is an easy to maintain, enclosed garden with brick storage area (9' 1" x 6' 7") with light and power, patio area and fencing to surround, cold water tap, gate leads to pedestrian access.

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.

-To arrange a viewing for this property please contact Urban Property 01482 226560 356 Holderness Road Hull HU9 3DQ.

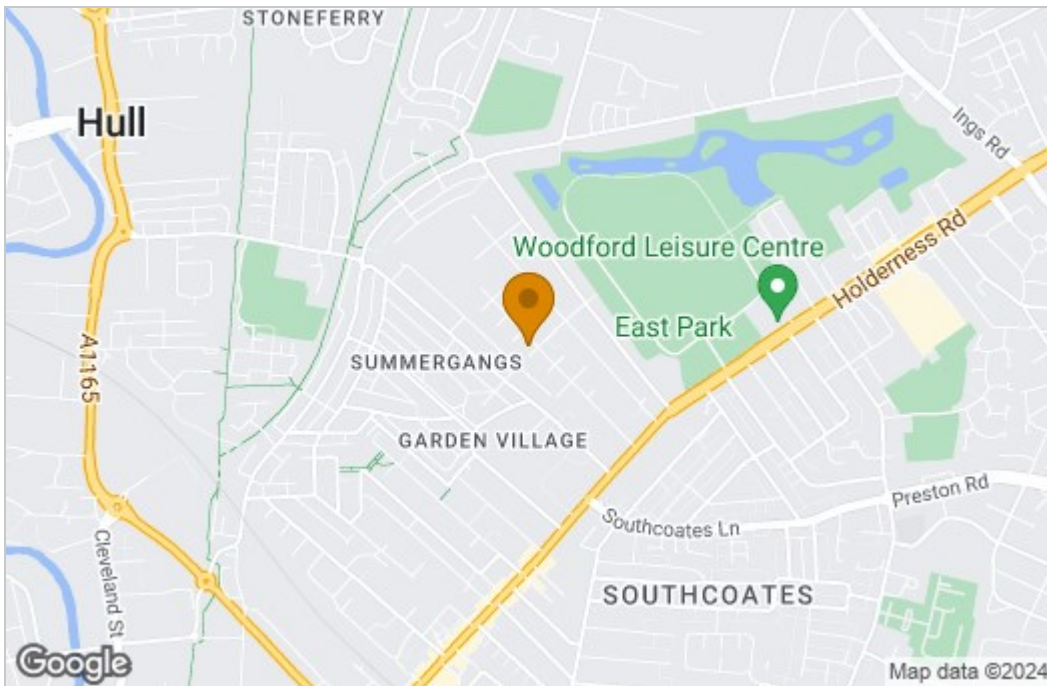
-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

All mortgages are subject to status and valuation.

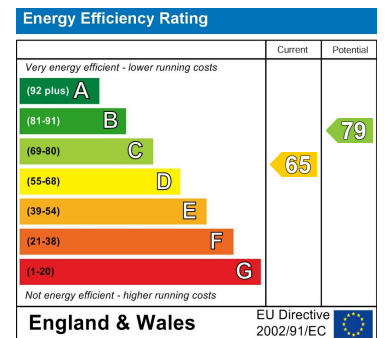
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan

Area Map



Energy Efficiency Graph



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