

# Whitakers

Estate Agents



**139 Westlands Road, Hull, HU5 5NX**

**Offers In The Region Of £140,000**

No Onward Chain!

This three bed property is offered to the market with no onward chain, situated in a sought after location just off Willerby Road, well placed to access a wide range of amenities and boasts easy access to and from the city centre.

The property would benefit from some TLC /minor cosmetic improvement, however priced to reflect this, and saves paying a huge premium for someone else's work and tastes.

The main features include - entrance, front lounge with bay window, open plan full width dining room together with the fitted kitchen. The first floor boasts three good bedrooms along with the family bathroom suite.

Externally to the front of the property is a low maintenance garden mainly laid to gravel / stone. The rear garden is southerly in orientation, mainly laid to lawn and enclosed to the boundaries, with off street parking accessed via the ten foot at the rear.

Early viewings are advised.



## The Accommodation Comprises

### Ground Floor

#### Entrance

With laminate flooring and central heating radiator.

Lounge 10'5 x 10'4 (3.18m x 3.15m)



With laminate flooring, central heating radiator and Upvc double glazed window.

Dining Room 16'1 x 10'0 (4.90m x 3.05m)



Laminate flooring, central heating radiator and Upvc double glazed window.

Kitchen 12'8 x 7'8 (3.86m x 2.34m)



Floor and eye level units with complimentary

work surfaces above. Sink with mixer tap and Upvc double glazed window and door.

### First Floor

#### Landing

With loft hatch

Bedroom One 10'8 x 10'1 (3.25m x 3.07m)



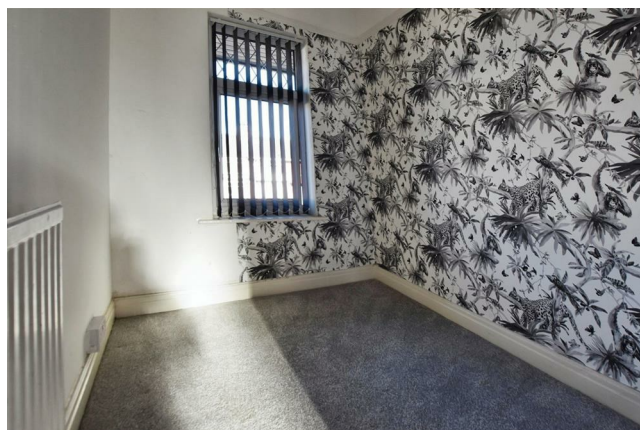
Upvc double glazed window and central heating radiator

Bedroom Two 10'2 x 10'1 (3.10m x 3.07m)



Upvc double glazed window and central heating radiator.

Bedroom Three 6'8 x 5'7 (2.03m x 1.70m)



Upvc double glazed window and central heating radiator.

Bathroom 6'0 x 5'6 (1.83m x 1.68m)



Panelled bath, pedestal sink and a low flush W.C. Laminate flooring and central heating radiator. Upvc double glazed window.

External



Low maintenance front garden mainly laid to gravel / stone. The rear garden is southerly in orientation, mainly laid to lawn with a raised decked area and off street parking beyond the fence.

Council Tax

Local Authority Kingston Upon Hull

Council Tax Band: B

EPC

EPC rating- C

Tenure

The property is Freehold

Material Information

Construction - standard

Conservation Area - N/A

Flood Risk - Low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Basic 8 Mbps Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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 sale 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.

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.

Front external



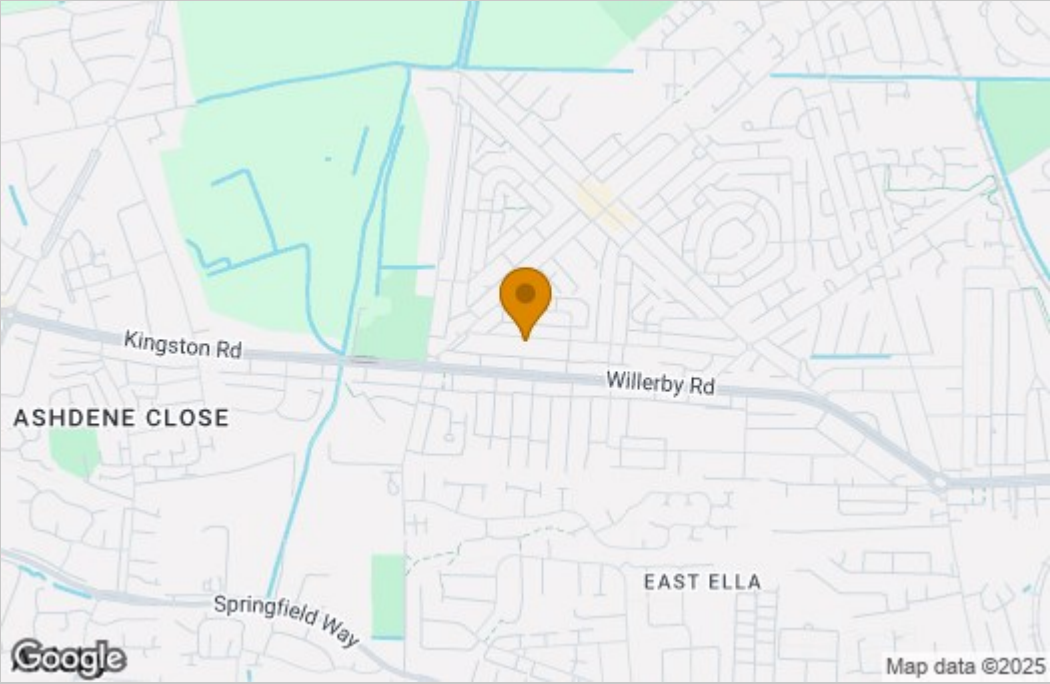


Floor Plan

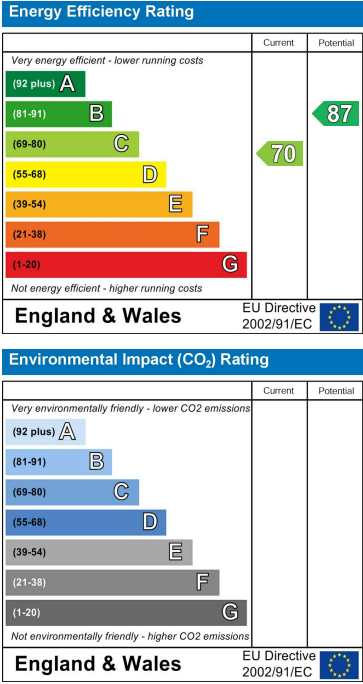


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.