

# Whitakers

Estate Agents



## 11 Westlands Road, Hull, HU5 5NE

**£137,500**

\*\* NO ONWARD CHAIN \*\*

Introducing this immaculate three bedroom family home which is ideally situated on Westlands Road off the well-connected Willerby Road in Hull.

The main features include - entrance lobby, spacious lounge and fitted kitchen with well-appointed bathroom off to the ground level. The first floor boasts a fitted master bedroom and two good bedrooms.

Externally to the front aspect there is a gravelled courtyard which accommodates off-street parking.

The rear garden is mainly laid to lawn with a wooden decking seating area, patio and fencing to the surround. A path leads to the detached garage and gate opening to the vehicle accessible rear ten-foot and the residence also benefits from having an outside tap.

Early viewing is recommended to avoid disappointment.



The accommodation comprises

#### Front external



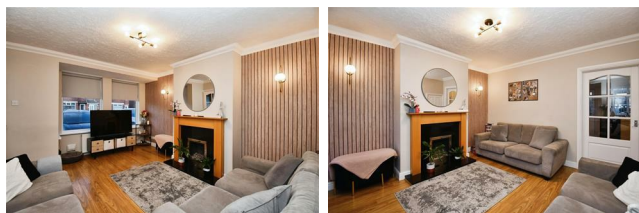
Externally to the front aspect there is a gravelled courtyard which accommodates off-street parking.

#### Ground floor

##### Entrance lobby

UPVC double glazed entrance door, central heating radiator and laminate flooring. Leading to :

Lounge 14'10" x 11'11" (4.53 x 3.65 )



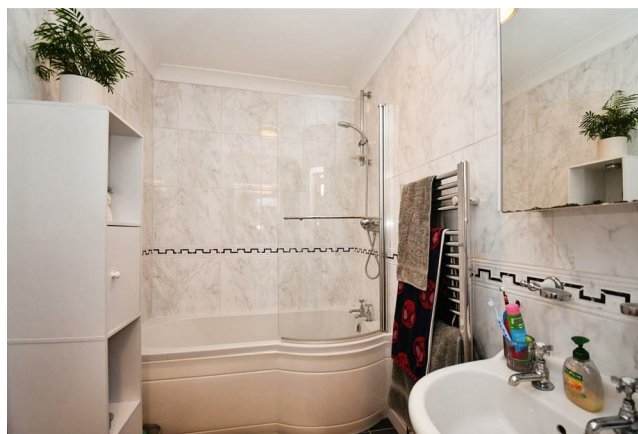
UPVC double glazed bay window, central heating radiator, gas fireplace with marbled inset / hearth and decorative wooden surround, under stairs storage cupboard and laminate flooring.

Kitchen 12'10" x 9'10" (3.93 x 3.00 )



UPVC double glazed door to the rear garden, UPVC double glazed window, central heating radiator, laminate flooring and furnished with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine and integrated oven with hob and hood above and fridge-freezer.

#### Bathroom



UPVC double glazed window, central heating radiator, fully tiled with tile effect laminate flooring and furnished with a three-piece suite comprising 'P' shaped panelled bath with dual taps and mixer shower, pedestal sink with dual taps and low flush W.C.

#### First floor

##### Landing

With access to the loft hatch and carpeted flooring. Leading to :

Bedroom one 12'8" x 15'0" (3.88 x 4.58 )



Three UPVC double glazed windows, central heating radiators, fitted wardrobes and drawers and carpeted flooring.

### Bedroom two 10'3" x 8'6" (3.14 x 2.61 )



UPVC double glazed window, central heating radiator, two fitted storage cupboards and carpeted flooring.

### Bedroom three 6'9" x 6'2" (2.08 x 1.88 )



UPVC double glazed window, central heating radiator and carpeted flooring.

### Rear external



The rear garden is mainly laid to lawn with a wooden decking seating area, patio and fencing to the surround. A path leads to the detached garage and gate opening to the vehicle accessible rear ten-foot and the residence also benefits from having an outside tap.

### Tenure

The property is held under Freehold tenureship

### Council tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030360001103

Council Tax band - B

### EPC rating

EPC rating - C

### Material Information

Construction - No

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

### 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

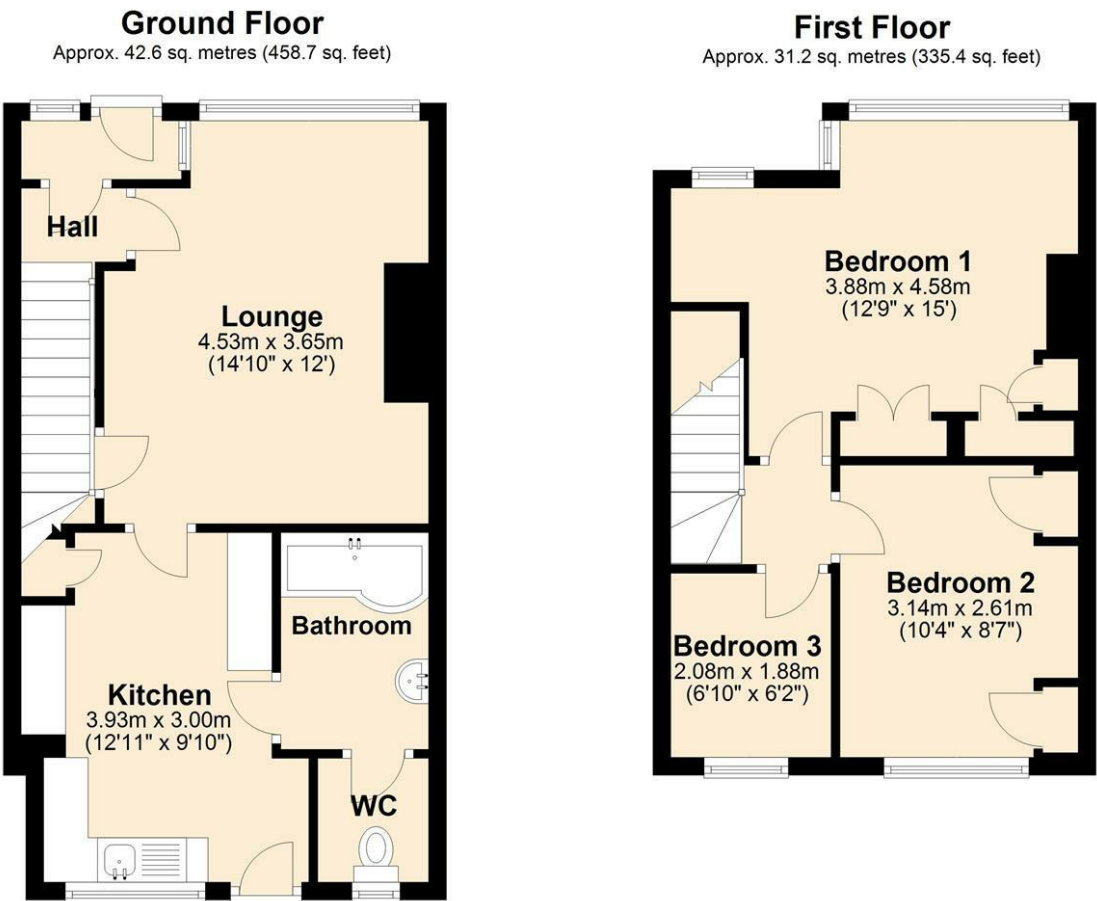
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### 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.



Floor Plan



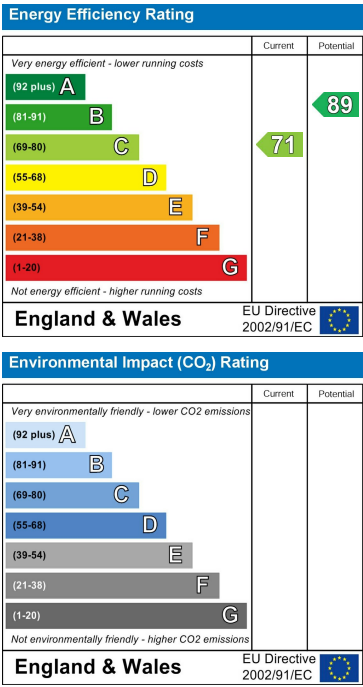
Total area: approx. 73.8 sq. metres (794.1 sq. feet)

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.