

Whitakers

Estate Agents



56 Westfield Road

, Hull, HU4 6ED

£129,950



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The accommodation comprises

Front external

Externally to the front aspect there is a block paved courtyard with the kerb lowered to accommodate off-street parking.

Ground floor

Entrance hall

UPVC double glazed door with side windows, central heating radiator and carpeted flooring. Leading to :

Lounge

13'2" x 15'7" (4.03 x 4.76)

UPVC double glazed bay window, central heating radiator, fireplace with tiled inset / hearth and carpeted flooring.

Dining room

11'3" x 15'7" (3.43 x 4.76)

UPVC double glazed bay window, central heating radiator, feature fireplace, built in storage cupboards, under stairs storage cupboard and carpeted flooring.

Kitchen

10'10" x 7'4" (3.32 x 2.26)

UPVC double glazed door to the rear garden, two UPVC double glazed windows, lino flooring and fitted with two contemporary worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, integrated oven with grill above and hob.

First floor

Landing

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

Bedroom one

10'0" x 10'8" (3.07 x 3.26)

UPVC double glazed bay window, central heating radiator, fitted wardrobes and cupboards and carpeted flooring.

Bedroom two

10'0" x 10'8" (3.07 x 3.27)

UPVC double glazed window, central heating radiator, built in storage cupboards and carpeted flooring.

Bedroom three

6'6" x 6'0" (2.00 x 1.85)

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

Bathroom

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

Rear external

The rear garden is low maintenance in design being block paved and enclosed by wooden fencing. A gate opens to the vehicle accessible ten-foot and double width garage accessed via an up-and-over door.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030200005602

Council Tax band - B

EPC rating

EPC rating - TBC

Tel: 01482 657657

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Basic 14 Mbps / 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.



Road Map



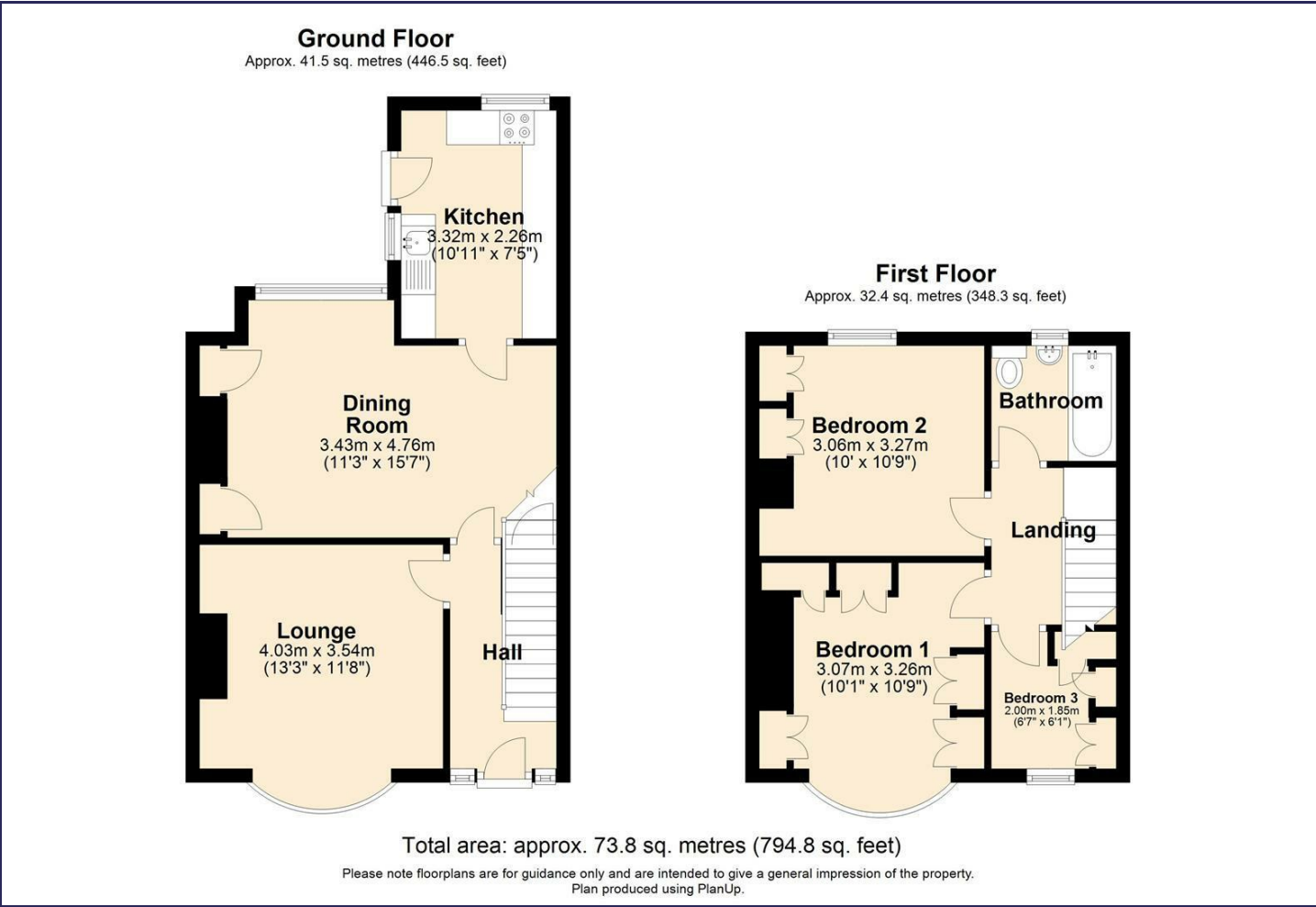
Hybrid Map



Terrain Map



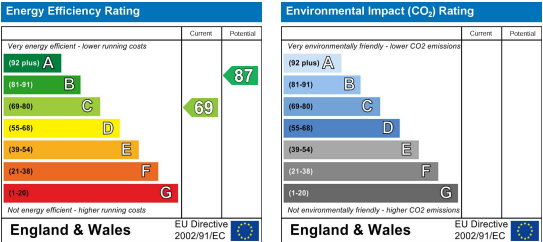
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.