

Whitakers

Estate Agents



58 Westfield Road

, Hull, HU4 6ED

£155,000



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Accommodation Comprises

Entrance

UPVC double glazed door and side window.

Hallway

Laminate flooring and radiator.

Lounge

13'2" x 11'5" (4.03 x 3.50)

UPVC double glazed bay window, gas fire (disconnected) with marble inset and hearth, radiator and laminate flooring.

Dining Area

9'0" x 16'10" (2.76 x 5.15)

Understairs storage cupboard, radiator and laminate flooring.

Kitchen

10'4" x 15'9" (3.15 x 4.81)

UPVC double glazed French doors and side window, a range of base, wall and drawer units with work tops over and splash back tiles. Vertical radiator, integrated oven and hob with extractor hood over, dishwasher and sink unit with mixer tap.

Landing

Loft hatch.

Bedroom One

13'1" x 8'9" (3.99 x 2.67)

UPVC double glazed bay window, fitted wardrobe, radiator and laminate flooring.

Bedroom Two

10'0" x 10'7" (3.05 x 3.25)

UPVC double glazed window and radiator.

Bedroom Three

6'2" x 5'8" (1.88 x 1.75)

UPVC double glazed window and radiator.

Bathroom

UPVC double glazed window, panelled bath with shower, low flush WC, vanity sink unit, vertical radiator, tiled walls and floor.

Externally

Externally to the front is a low maintenance garden which is block paved for off street parking, the rear garden is enclosed to the boundary, again low maintenance by design with two raised decked seating area's and the rest is laid to artificial grass and a shed.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 14 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Tenure

The property is freehold.

Council Tax Band

Council Tax Band B.

Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other

Tel: 01482 657657

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.

Disclaimer

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.

Other services

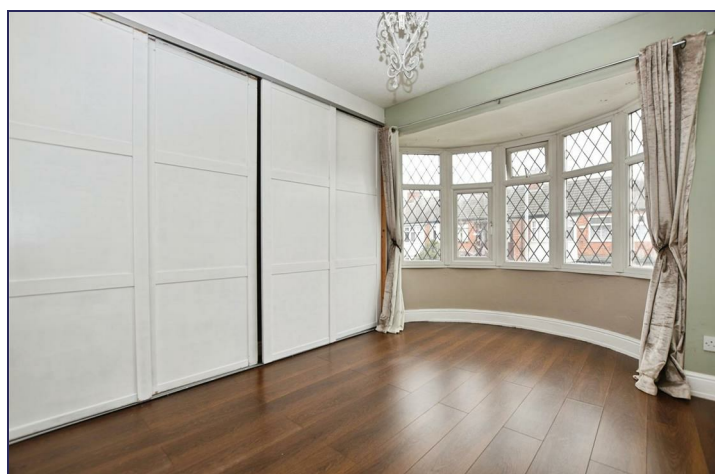
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Sales valuations

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.



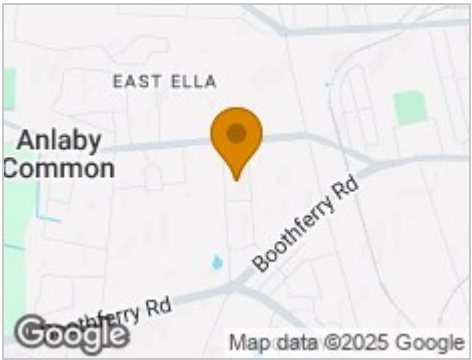
Road Map



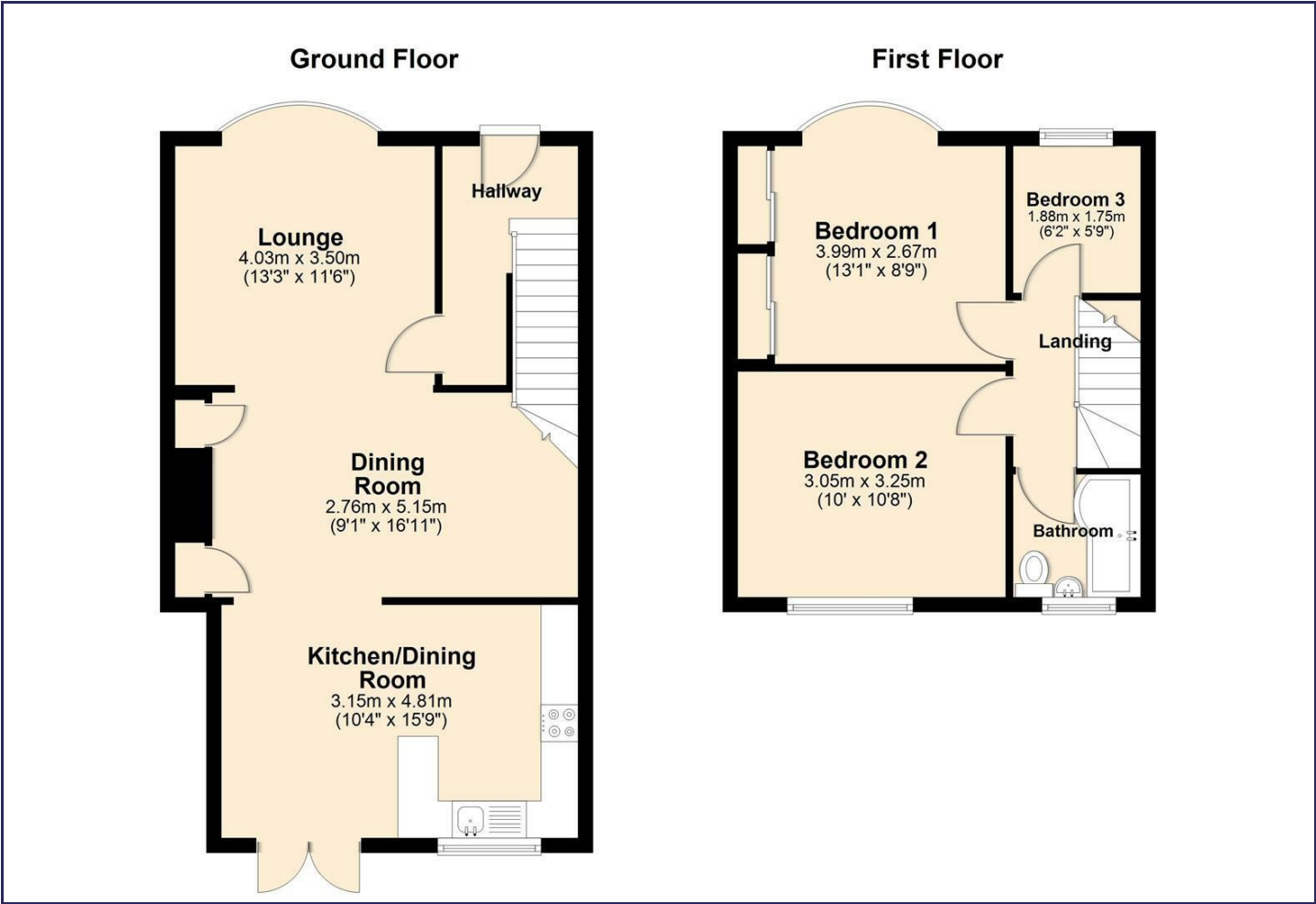
Hybrid Map



Terrain Map



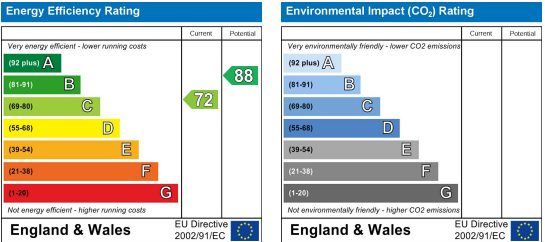
Floor Plan



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.