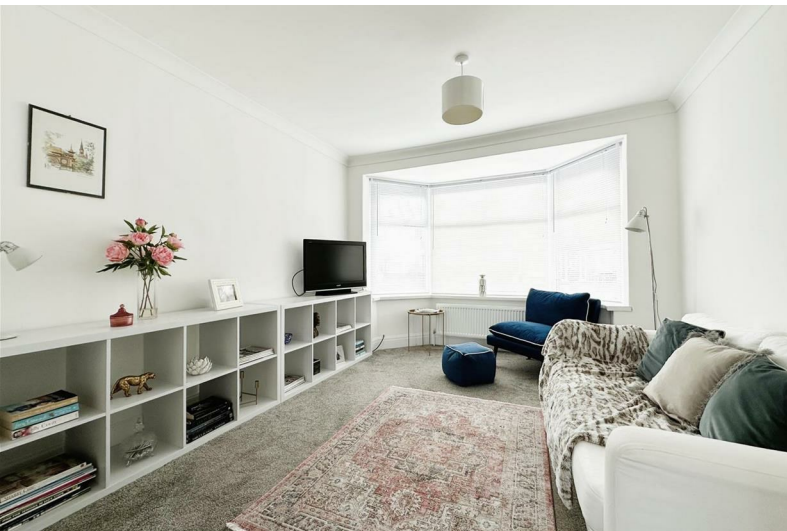




## 10 Westwood Drive

Anlaby Common, Hull, HU4 7PY

Guide price £180,000



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## Ground Floor:

### Entrance Hallway

A welcoming entrance into this lovely home via UPVC double glazed door flanked to one side by a window, with fixed staircase approach to the first floor, under stairs cupboard for storage, carpet flooring and radiator.

### Lounge

12'7" x 10'11" (3.86m x 3.34m)

A spacious lounge to the front with UPVC double glazed walk in bay window, carpet flooring and radiator.

### Dining Room

10'5" x 10'6" (3.18m x 3.21m)

To the rear with UPVC French doors opening out into the garden, carpet flooring and radiator.

### Kitchen

17'9" x 7'5" max (5.43m x 2.27m max)

A modern kitchen, fitted with a range of base and tall units with complimenting work surfaces, tiling to the splashback areas, inset composite sink and drainer unit, inset Bosch hob and built in Bosch oven, integrated fridge freezer and dishwasher. With UPVC double glazed windows to the side and rear plus UPVC door opening out to the garden. Finished with laminate flooring and radiator.

## First Floor:

### Landing

A central landing with access to all rooms plus access to the loft via a hatch with pull down ladders.

## Bedroom One

12'11" x 10'8" (3.95m x 3.27m)

A double bedroom to the front with walk in UPVC bay window, fitted storage cupboard, carpet flooring and radiator.

## Bedroom Two

10'6" x 10'8" (3.21m x 3.27m)

A second double bedroom to the rear with a UPVC double glazed window, built in storage cupboards, carpet flooring and radiator.

## Bedroom Three

6'11" x 5'6" (2.11m x 1.70m)

A third bedroom to the front with UPVC double glazed window, carpet flooring and radiator.

## Bathroom

5'10" x 5'4" (1.78m x 1.65m)

Fitted with a three piece suite in white; comprising panelled bath with shower over, low level WC and sink unit. with UPVC window to the rear. Finished with tiling to three walls and a towel radiator.

## Outside

Externally to the front is a gravelled driveway for two cars via dropped kerb. To the rear is an enclosed garden, mainly laid to lawn, with two patio areas for seating.

## Garage

Accessed via ten foot to the rear plus an additional parking space.

## Council Tax

We have been advised the property is council tax band B.

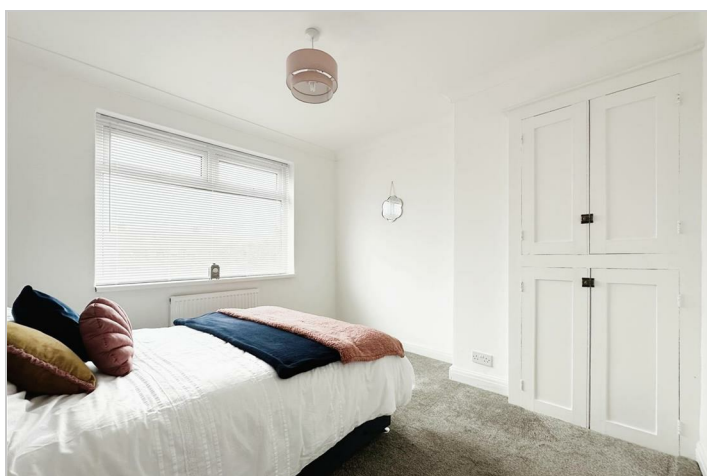
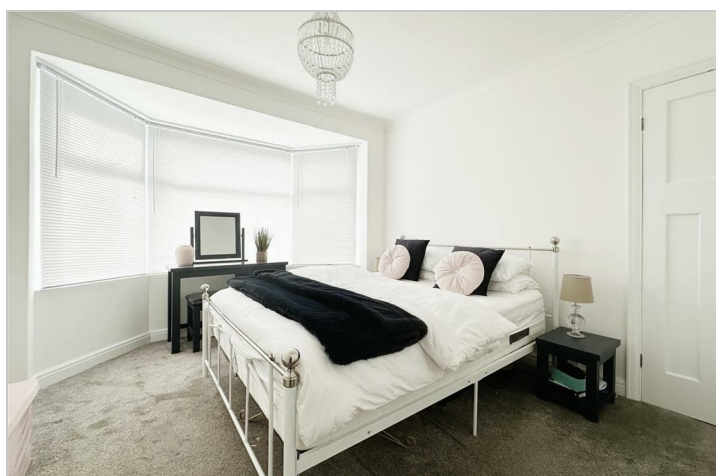
Tel: 01482 322411

## ADDITIONAL INFORMATION

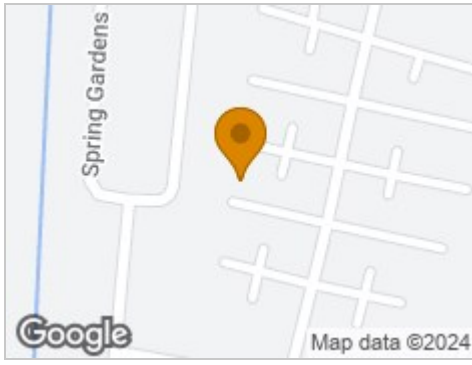
Tenure:  
Freehold

### Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



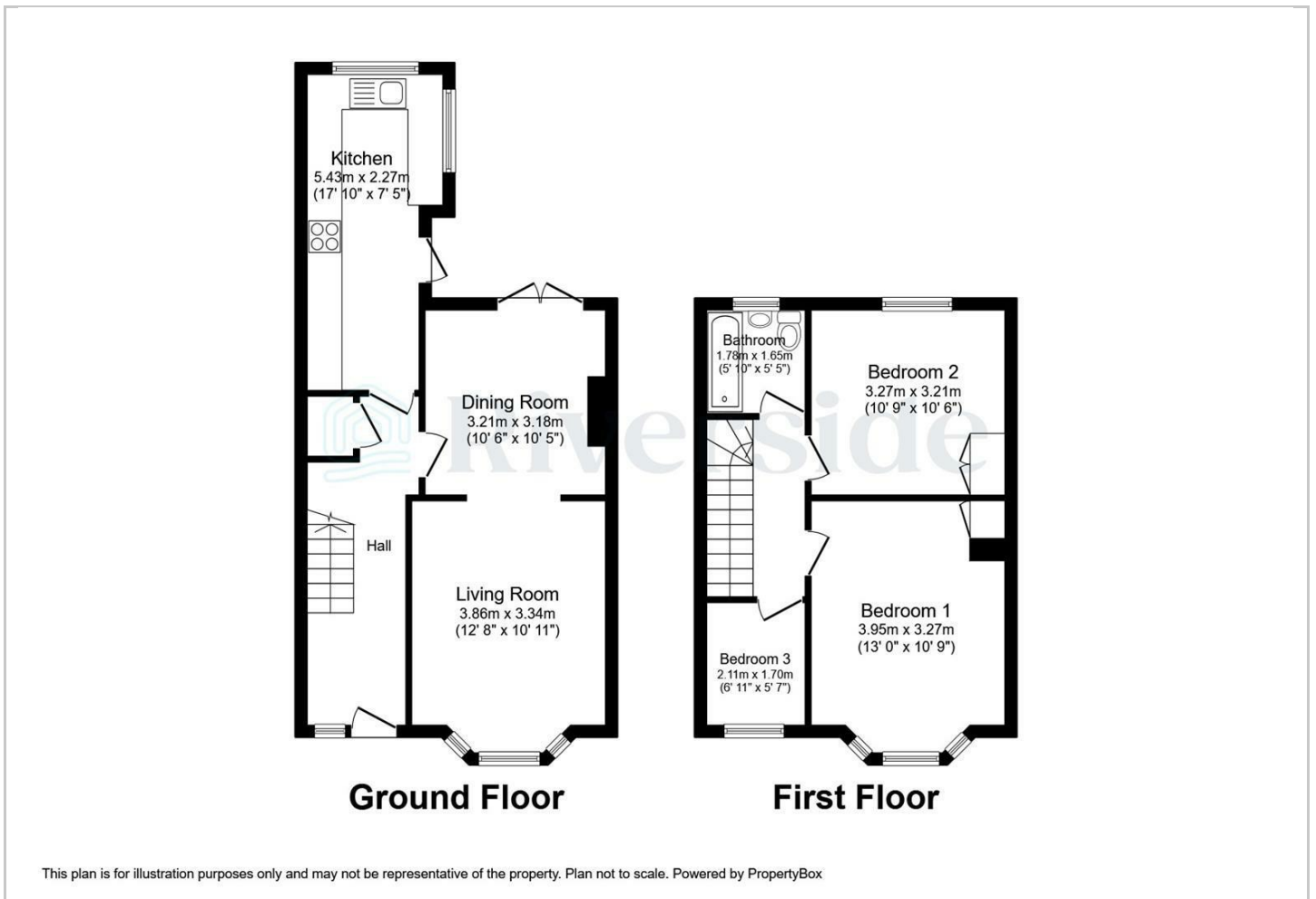
## Hybrid Map



## Terrain Map



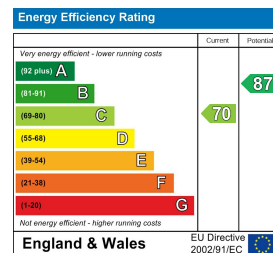
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.