



73 Westfield Road

, Hull, HU4 6EA

£155,000



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Ground Floor:

Entrance Porch

Entrance to the front via UPVC double glazed front door. Opening into:

Hallway

A welcoming entrance into the property with fixed staircase to first floor level and radiator.

Lounge

14'0" x 11'9" (4.27m x 3.59m)

With UPVC double glazed bay window to the front, feature fireplace with gas fire, laminate flooring and radiator.

Dining Area

17'4" x 10'10" (5.29m x 3.32m)

A spacious dining area with UPVC French Doors to rear garden, access to under stairs storage cupboard, additional store cupboard, laminate flooring and radiator. Opening into:

Kitchen

10'0" x 7'1" (3.06m x 2.17m)

Opening from the dining area. A modern kitchen fitted with a range of base and wall mounted units, laminated work surfaces, tiling to splashback areas, inset composite sink unit, inset hob with extractor over, built in oven, integrated fridge/ freezer and dishwasher and space for automatic washing machine. With UPVC double glazed window to the side and rear.

First Floor:

Landing

Providing access to all first floor rooms.

Bedroom One

13'10" x 10'6" (4.22m x 3.22m)

A generous double bedroom to the front with UPVC double glazed bay window, carpet flooring and radiator,

Bedroom Two

11'7" x 10'7" (3.54m x 3.25m)

Second double bedroom with UPVC double glazed window to the rear, fitted wardrobes for storage, carpet flooring and radiator.

Bedroom Three

7'6" x 6'4" (2.30m x 1.95)

Third bedroom with UPVC double glazed window to the front, wooden flooring and radiator.

House Bathroom

6'3" x 5'6" (1.92m x 1.68m)

With UPVC double glazed window to the rear. Modern bathroom with a three-piece suite, comprising, panelled bath with shower over, pedestal sink and low level WC. With fully tiled walls and heated towel rail.

Outside:

Front

To the front is a block paved driveway providing parking for two vehicles.

Rear Garden

To the rear is an enclosed garden, mainly laid to

lawn with patio area for seating and raised decking from the back doors.

Council Tax Band

We have been advised the property is council tax band B, payable to Hull City Council.

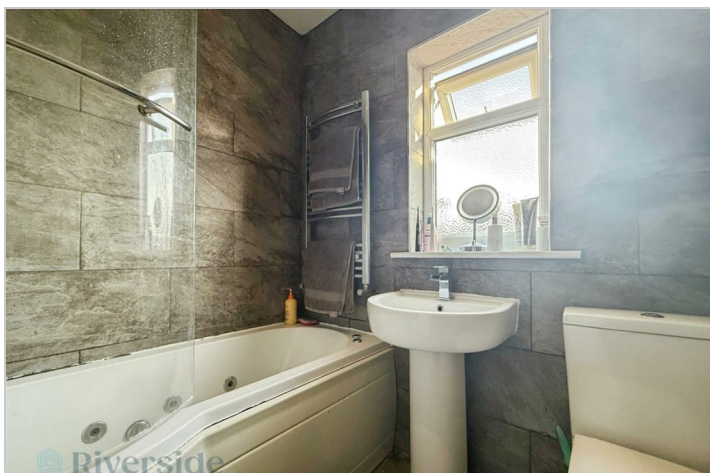
ADDITIONAL INFORMATION

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



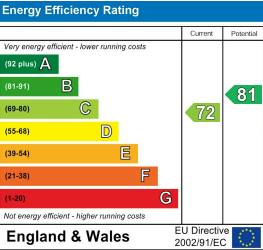
Floor Plan



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