



**Westfield House Salisbury Street, Hull HU5 3EU**



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## **Westfield House Salisbury Street, Hull**

Situated on the illustrious avenues, this lovely 5 bedroom semi detached property is located in a highly desirable area, has a convenient driveway and garage and is close to local amenities.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Porch

Leading into the property, this room has under stairs storage cupboard, a door with period stained glass panels leading in from outside and a glazed door leading into the entrance hall.

### Entrance Hall

Leading into the property we have an impressive entrance hall, this hall contains a gas feature fireplace, a storage cupboard, stairs leading to the upper floors and access to the lounge, dining area and reception room 3.

### Lounge

22' 1" x 13' 5" ( 6.73m x 4.09m )

A large family living area with a solid fuel open fire with a working chimney, a radiator, a glazed bay window to the front and an attractive secondary glazed original leaded oriel window to the side.

### Dining Room

16' 10" max x 13' 3" plus bay ( 5.13m max x 4.04m plus bay )

A dining area with a feature fireplace with living flame gas fire, a radiator and a original leaded bay window to the front.

### Reception Room 3

11' 11" x 13' 3" ( 3.63m x 4.04m )

A large reception room with plenty of potential, this room contains a log burner, ample built in period cupboards and drawers for storage, a radiator and a double glazed window to the rear.

### Kitchen

13' 2" x 6' 8" ( 4.01m x 2.03m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, a six burner gas hob and cooker hood, a integrate double oven/ grill, plumbing for a dishwasher and washing machine, a radiator, a double glazed window to the rear and access to the utility room and back hall.

### Utility Room

4' 8" x 7' 7" ( 1.42m x 2.31m )

Leading from the kitchen this room has space for appliances, attractive quarry tiled flooring and a glazed leaded window to the side.

### Back Hall

With a door leading to the rear of the garden and access to the ground floor W/C and storage room containing the modern gas boiler.

### Ground Floor W/C

With a W/C and window to the rear.

### Landing

First floor split level carpeted landing with stairs leading to the upper floor, access to four bedrooms, a W/C and a family bathroom, a storage cupboard, a radiator and a window to the side.

### Bedroom 1

16' 11" x 14' 4" ( 5.16m x 4.37m )

A spacious main bedroom with a radiator and 2

double glazed windows to the front.

### En Suite

With a W/C, a vanity wash hand basin, a walk in shower, a radiator and a window to the side.

### Bedroom 2

16' 4" x 15' 3" ( 4.98m x 4.65m )

With a built in wardrobe/ storage cupboard, a radiator and a double glazed window to the front.

### En Suite 2

With a W/C, a wash hand basin and a walk in shower.

### Bedroom 3

9' 9" x 13' 3" ( 2.97m x 4.04m )

With a radiator and a double glazed window to the rear.

### Bedroom 4

10' 10" x 13' 2" ( 3.30m x 4.01m )

With a radiator and a double glazed window to the rear.

### Bathroom

With a W/C, a bidet, a wash hand basin, a bath with a shower over, a radiator and double glazed window to the side.

### W/C

With a W/C and a double glazed window to the rear

### Second Floor Landing

With 3 large storage/ loft spaces.

### Bedroom 5

15' 8" x 14' 3" ( 4.78m x 4.34m )

On the 2nd floor this bedroom has a radiator and a double glazed window to the front.

### Second Floor Room

13' 5" x 14' 2" ( 4.09m x 4.32m )

With a sink, storage cupboards, a radiator and a double glazed window to the rear.

### Shower Room

With a W/C, a wash hand basin and a walk in shower.

### Front Garden

The front of this property boasts a driveway leading to a garage, steps to the front door, a wooden pedestrian gate and a wooden driveway gate, mature shrubs, a front facing brick wall with privet hedge and iron railings and side wooden fence with trellis and attractive mature planting.



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## **Westfield House Salisbury Street, Hull**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Highly desirable location
- Driveway and garage

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£330,000**

### **directions to this property:**

See below map for property location, for more information on the local area please contact your local sales team on: 01482 447748.

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120048 - 0009

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