



Westborough Way, HULL HU4 7SW

Welcome to

Westborough Way, HULL

Lovely Home On Westborough Way with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gardens, Off Street Parking & Garage! Call now to book your viewing!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Lounge

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

With double glazed bow window to the front, gas fire (not currently working), television point, radiator and coving to the ceiling.

Dining Room

9' 1" x 7' 4" (2.77m x 2.24m)

With radiator and double glazed french style doors leading to the Rear Garden.

Kitchen

9' 3" x 10' (2.82m x 3.05m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, integrated microwave, integrated fridge freezer (not currently working), integrated dishwasher (not currently working), plumbing for an automatic washing machine, double glazed window to the rear and double glazed door to the side.

First Floor

Landing

With double glazed window to the side, storage cupboard, coving to the ceiling and loft access.

Bedroom 1

10' 8" x 10' 5" to front of wardrobes (3.25m x 3.17m to front of wardrobes)

With double glazed window to the front, radiator, coving to the ceiling and fitted sliding door wardrobes.

Bedroom 2

10' 8" x 8' 7" to front of wardrobes (3.25m x 2.62m to front of wardrobes)

With double glazed window to the rear, radiator, coving to the ceiling and fitted sliding door wardrobes.

Bedroom 3

7' 6" x 7' 1" (2.29m x 2.16m)

With double glazed window to the front, radiator and coving to the ceiling.

Bathroom

Bathroom with bath with mains shower over, low level wc, vanity wash hand basin, radiator and double glazed window to the rear.

Outside

Front Garden

With wall, lawned area, shrubs, and wrought iron gates leading to the driveway providing off street parking.

Rear Garden

With paved patio area, wall, lawned area. block paved path, borders and shrubs.

Garage

Garage with power and light, single glazed window to the side, side access door and up and over door.



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Welcome to

Westborough Way, HULL

- Well Presented Throughout
- 3 Bedrooms
- Off Street Parking & Garage
- Extremely Popular Residential Location
-

Tenure: Freehold EPC Rating: C

offers over

£175,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY109697 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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