



**Westfield Road, Hull HU4 6ED**



**Welcome to**

**Westfield Road, Hull**

GUIDE PRICE £150,000 - £160,000

Lovely Home On Westfield Road with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gardens & Off Street Parking! Book your viewing now!



## Entrance Hall

With double glazed door to the front with matching side screen, understairs cupboard, radiator and stairs to the First Floor.

## Lounge

13' 3" into bay x 12' 1" ( 4.04m into bay x 3.68m )

With double glazed bay window to the front, gas fire with marble effect surround, television point, radiator and coving to the ceiling.

## Dining Room

9' 1" x 15' 6" ( 2.77m x 4.72m )

With radiator, coving to the ceiling and double glazed french style doors with matching side screens leading to the Rear Garden.

## Kitchen

10' 5" x 6' 9" ( 3.17m x 2.06m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, feature radiator, plumbing for an automatic washing machine, space for a tumble dryer, spot light points, double glazed windows to the side and rear and double glazed door to the rear.

## First Floor

### Landing

With coving to the ceiling and loft access.

### Bedroom 1

8' 9" to front of wardrobes x 12' 8" into bay ( 2.67m to front of wardrobes x 3.86m into bay )

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

### Bedroom 2

9' 6" x 10' 7" ( 2.90m x 3.23m )

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

### Bedroom 3

6' 2" x 6' ( 1.88m x 1.83m )

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

### Bathroom

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

## Outside

### Front Garden

Gravelled area providing off street parking.

### Rear Garden

With paved patio area, lawned area, rear access gate, fencing and shed.



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## Welcome to

## Westfield Road, Hull

- GUIDE PRICE £150,000 - £160,000
- 3 Bedroom Home On Westfield Road
- Lounge & Dining Room
- Well Presented Throughout
- Off Street Parking

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

## 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.

guide price

**£150,000 - £160,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBY110975](http://williamhbrown.co.uk/Property/WBY110975)



Property Ref:  
WBY110975 - 0003

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