









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.





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

guide price

£150,000 - £160,000





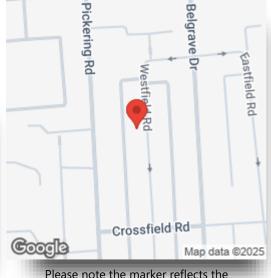
Directions to this property:

01482 653111.

See below map for property location, for further information on

the local area please contact the Residential Sales Team on





postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY110975



Property Ref: WBY110975 - 0003 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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