



Westlands Road, Hull HU5 5NE

Welcome to

Westlands Road, Hull

GUIDE PRICE £160,000 - £170,000

Beautifully Presented Home On Westlands Road with - Entrance Porch, Entrance Hall, Lounge, Dining Area, Fitted Kitchen, Conservatory, 2 Bedrooms & Loft Space, Gardens & Off Street Parking For 2 Vehicles! Book your viewing now!



Entrance Porch

With double glazed french style doors to the front and double glazed window to the front.

Entrance Hall

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

Lounge

13' plus bay x 11' 6" (3.96m plus bay x 3.51m)
With double glazed bay window to the front, dual fuel log burner with wooden surround, television point and arch to the Dining Area.

Dining Area

14' 8" x 7' 9" (4.47m x 2.36m)
With understairs cupboard.

Kitchen

9' 2" x 12' (2.79m x 3.66m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, breakfast bar, space for a range style cooker, cooker-hood, integrated dishwasher, plumbing for an automatic washing machine, space for a fridge freezer, double glazed window to the rear and double glazed french style doors leading to the Conservatory.

Conservatory

10' 1" x 12' 9" (3.07m x 3.89m)
With double glazed windows to the side and rear and double glazed french style doors leading to the Rear Garden.

First Floor

Bedroom 1

10' 2" x 12' 6" (3.10m x 3.81m)
With double glazed bay window to the front, radiator and coving to the ceiling.

Bedroom 2

9' 8" x 8' 4" (2.95m x 2.54m)
With double glazed window to the rear, radiator and coving to the ceiling.

Shower Room

Shower Room with corner shower cubicle, low level wc, wash hand basin, chrome effect towel style radiator and double glazed window to the rear.

Loft Space

11' 5" x 9' 2" (3.48m x 2.79m)
With skylight window to the rear and spot light points.

Outside

Front Garden

With wall, path and block paved driveway providing off street parking.

Rear Garden

With artificial lawned area, decking area, borders housing plants and shrubs, rear access gate, fencing, tool shed and summerhouse with power, electrics and lighting.



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Welcome to

Westlands Road, Hull

- GUIDE PRICE £160,000 - £170,000
- Beautiful Mid Terrace Home In West Hull
- 2 Bedrooms & Loft Space
- Lounge, Dining Area & Conservatory
- Off Street Parking

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

guide price

£160,000 - £170,000

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:
WBY111423 - 0002

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