

Whitakers

Estate Agents



53 Westfield Road, Hull, HU4 6EA

£160,000

This immaculate mid-terrace house is established upon a popular residential location between the well-connected Anlaby High Road and Boothferry Road, and serviced by an abundance of local amenities including convenience stores, dining facilities and launderette.

The internal layout of the ground level has been reconfigured to reflect a modern open plan lifestyle and briefly comprises entrance hall, fitted kitchen / diner, bay fronted lounge and dining area with French doors opening to the rear garden.

A fixed staircase ascends to the first floor which boasts two double bedrooms, a good third bedroom and a bathroom furnished with a three-piece suite.

Externally to the front of the property there is a block paved garden with the kerb lowered to accommodate off-street parking. The enclosed rear garden is low maintenance in design being predominantly block paved with a section that is laid to lawn with faux grass. A wooden gate opens to an area that is used for bin storage and to the gated ten-foot which allows vehicular access. The residence also benefits from having a detached entertainment room with lighting and power laid on, outside tap and repository chest.

Taken together, the accommodation is ideal for the young family seeking to reside within the catchment of the highly regarded Eastfield Primary School and within close proximity to the Peter Pan Park which is ideal for entertaining children.

The accommodation comprises

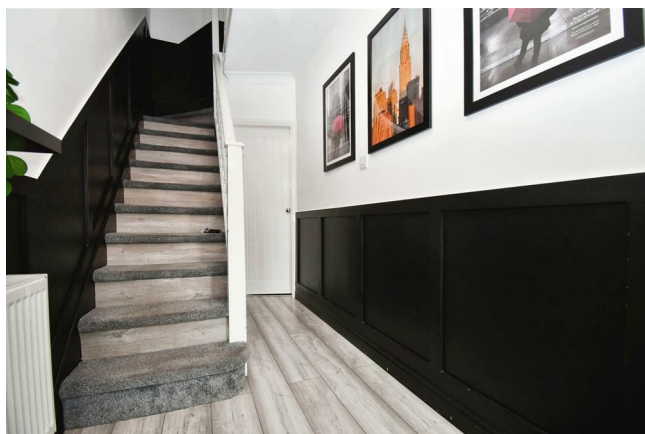
Front external



Externally to the front of the property there is a block paved garden with the kerb lowered to accommodate off-street parking.

Ground floor

Entrance hall



Composite entrance door, central heating radiator and laminate flooring.

Open plan kitchen / dining area / lounge



Kitchen 19'4" x 7'5" (5.90 x 2.27)



UPVC double glazed door to the rear garden,

UPVC double glazed window, central heating radiator, tiled flooring and fitted with a range of floor and eye level units, breakfast bar, contemporary worktops with splashback tiles above, sink with mixer tap, integrated oven with hob and hood above and plumbing for a washing machine and dishwasher.

Dining area 10'11" x 10'4" (3.35 x 3.15)



UPVC double glazed French doors to the rear garden, central heating radiator and laminate flooring.

Lounge 11'0" x 11'8" (3.37 x 3.57)



UPVC double glazed bay window, central heating radiator and laminate flooring.

First floor

Landing

With access to the loft hatch and carpeted flooring. Leading to :

Bedroom one 13'9" x 11'5" (4.20 x 3.48)



UPVC double glazed bay window, three central heating radiators, built in wardrobes/ cupboards and laminate flooring.

Bedroom two 11'4" x 10'5" (3.47 x 3.20)



UPVC double glazed bay window, central heating

radiator, built in storage cupboard and carpeted flooring.

Bedroom three 7'6" x 5'6" (2.30 x 1.69)



UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with laminate flooring and furnished with a three piece suite comprising panelled corner bath with dual taps and mixer shower, pedestal sink with mixer tap and low flush W.C.

Rear external



The enclosed rear garden is low maintenance in design being predominantly block paved with a section that is laid to lawn with faux grass. A wooden gate opens to an area that is used for bin storage and to the gated ten-foot which allows vehicular access. The residence also benefits from having a detached entertainment room with lighting and power laid on, outside tap and storage bin.

Tenure

The property is held under freehold tenureship

Council tax band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00030200005301

Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 20 Mbps / 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

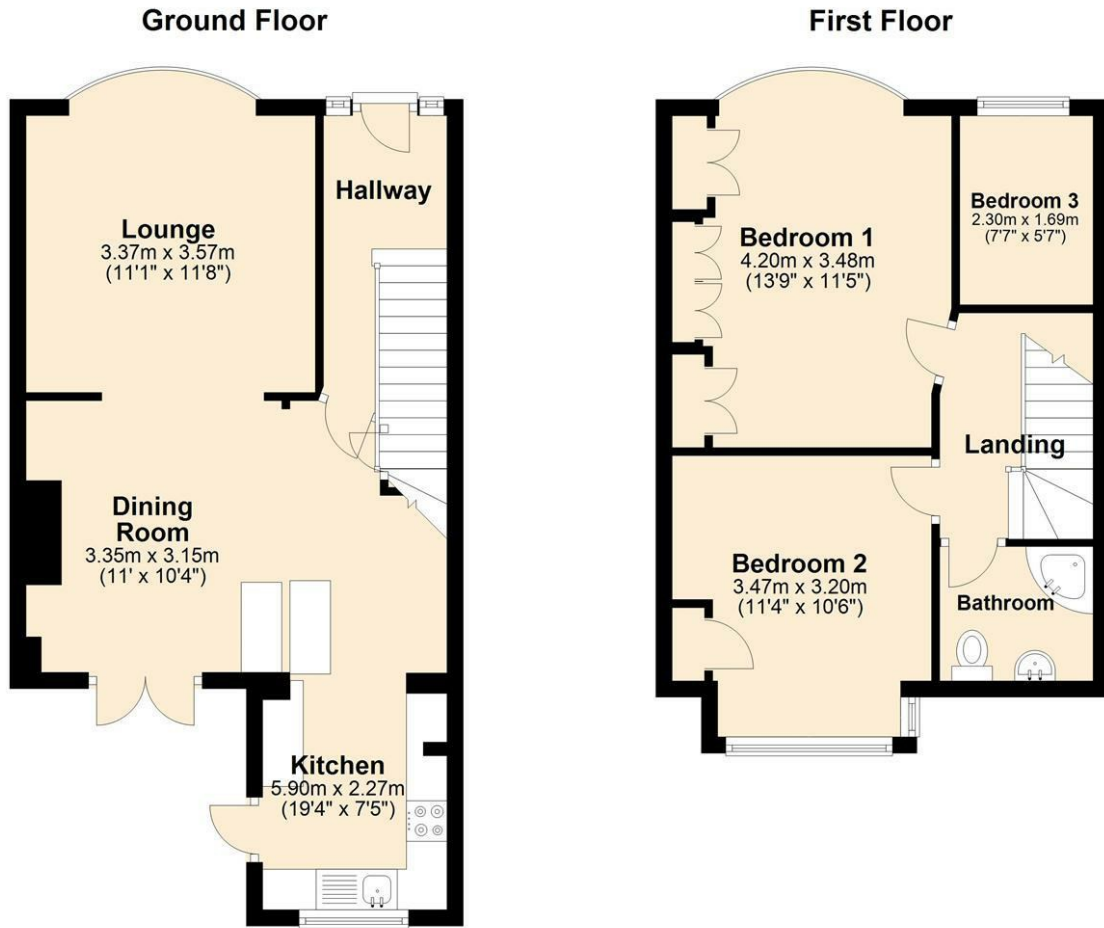
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

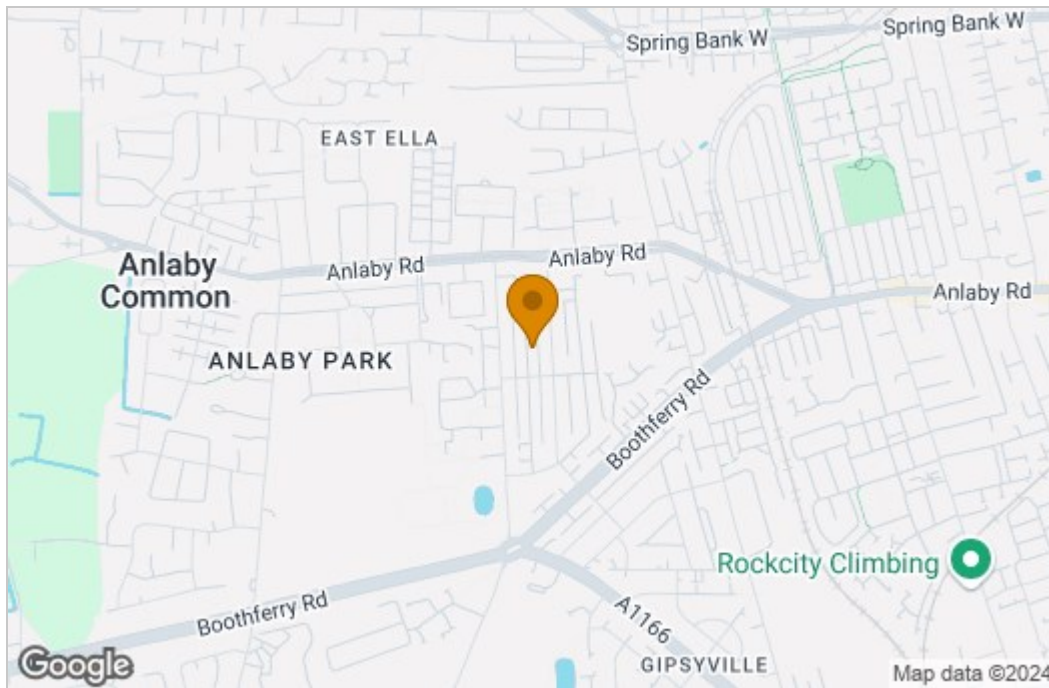
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

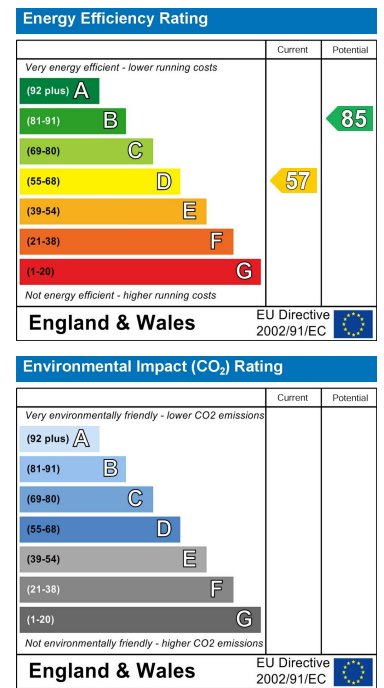


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.