

# Whitakers

Estate Agents



## 85 Westborough Way, Hull, HU4 7SW

**£239,950**

Positioned just off Anlaby High Road, this thoughtfully extended and enhanced 1970s detached residence provides elegant, generously proportioned accommodation for modern family living, with amenities, transport links, and leisure facilities within easy reach.

Externally to the front aspect, there is paved forecourt that accommodates off-street parking. A side drive extends down the side of the property, towards the back of the plot.

Internally, the ground floor benefits from a spacious, largely open-plan design, incorporating an entrance hall, lounge, dining area, and a fitted kitchen with an adjoining cloakroom.

Upstairs, the first floor constitutes two double bedrooms - the master fitted with wardrobes, and a good third bedroom also fitted with a storage cupboard. All rooms are serviced by a shower room appointed with a three-piece suite.

French doors in the dining area extension open onto the enclosed rear garden, which is mainly laid to lawn with decorative planting, and complimented with patio seating areas.

The accommodation comprises

#### Front external



Externally to the front aspect, there is paved forecourt that accommodates off-street parking. A side drive extends down the side of the property, towards the back of the plot.

#### Ground floor

##### Entrance hall

Composite entrance door, central heating radiator, built-in storage cupboard, and laminate flooring. Leading to :

Open plan lounge / dining room 26'4" x 11'9"  
(8.04 x 3.59 )

##### Lounge



UPVC double glazed bow window, central heating radiator, gas fire place with marbled inset - hearth and surround, and laminate flooring.

##### Dining area



UPVC double glazed French doors, two central heating radiators, and laminate flooring.

Kitchen / breakfast room 19'11" x 16'4" (6.09 x 5.00 )



UPVC double glazed door and window, central heating radiator, under stairs storage cupboard, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles

above, sink with mixer tap, plumbing for a washer and a dryer, and integrated oven with hob and extractor hood above.

#### Cloakroom



Central heating radiator, and fully tiled. Furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

#### First floor

##### Landing

With access to the loft hatch, UPVC dominoes glazed window, over stairs storage cupboard, and carpeted flooring. Leading to :

Bedroom one 14'7" x 8'9" (4.45 x 2.67 )



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

Bedroom two 11'7" x 8'9" (3.54 x 2.68 )



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

Bedroom three 9'8" x 5'10" (2.95 x 1.78 )



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

## Shower room



UPVC double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, vanity sink with mixer tap, and low flush W.C.

## Rear external



French doors in the dining area extension open onto the enclosed rear garden, which is mainly laid to lawn with decorative planting, and complimented with patio seating areas.

## Additional features

The residence also benefits from having a wooden storage shed, and an outside tap.

## Aerial view of the property



## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - ANL268085000

Council Tax band - C

## EPC rating

EPC rating - C

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 13 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

## 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.

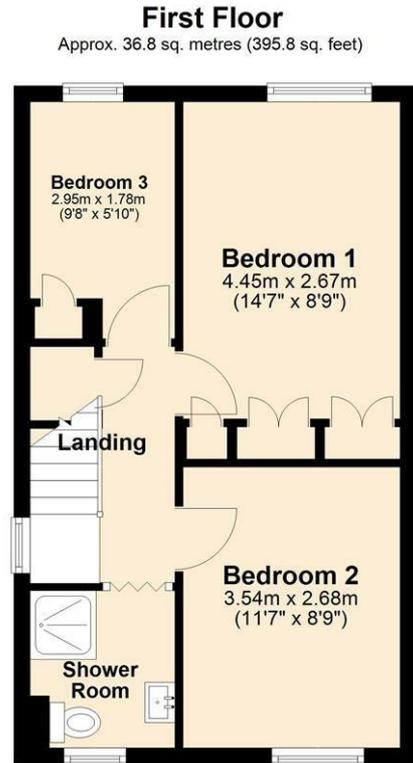
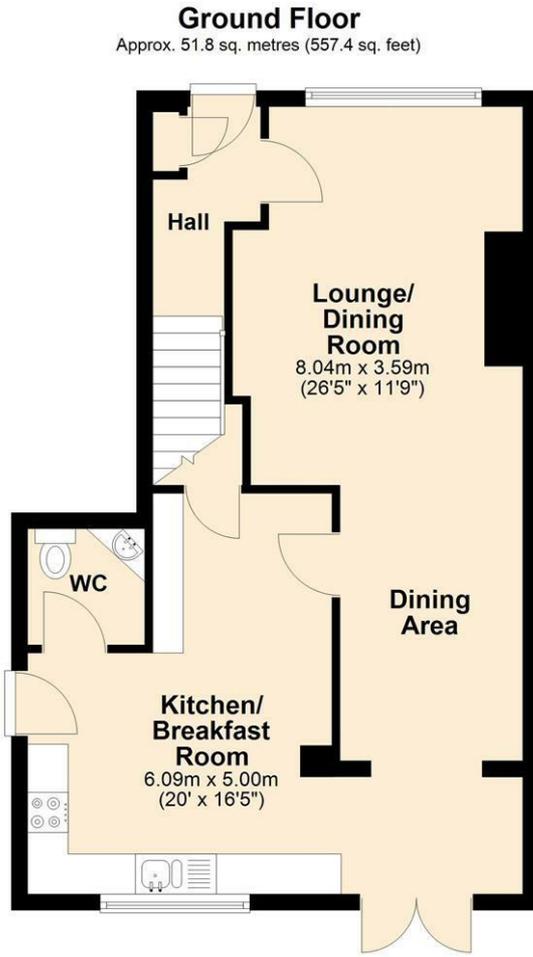
## Free Market Appraisals / Valuations

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

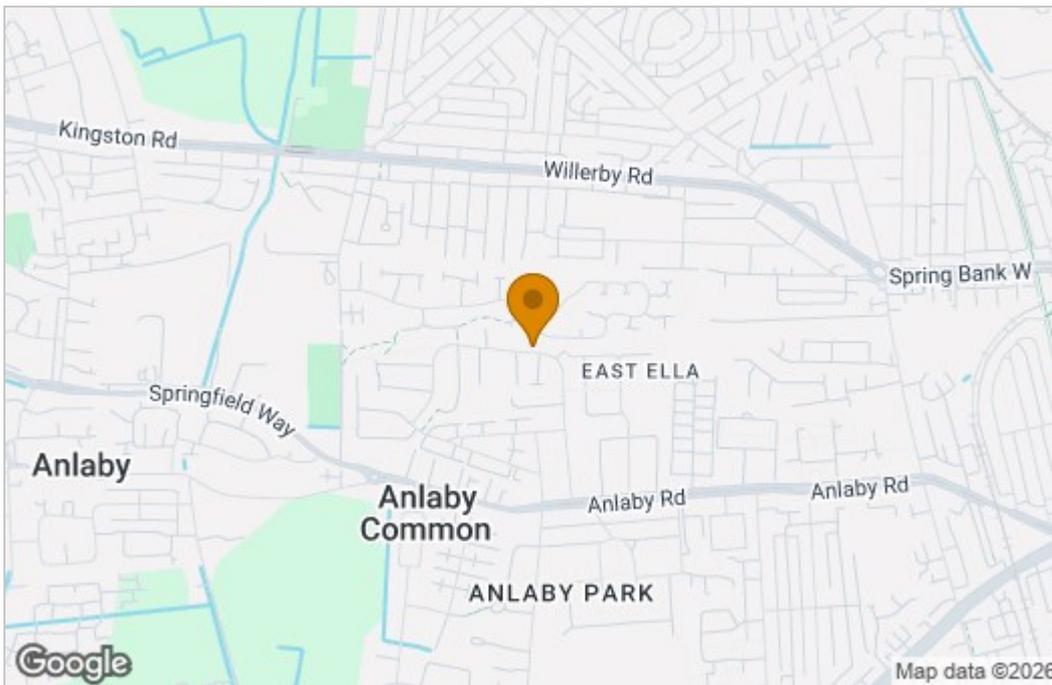
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# Floor Plan

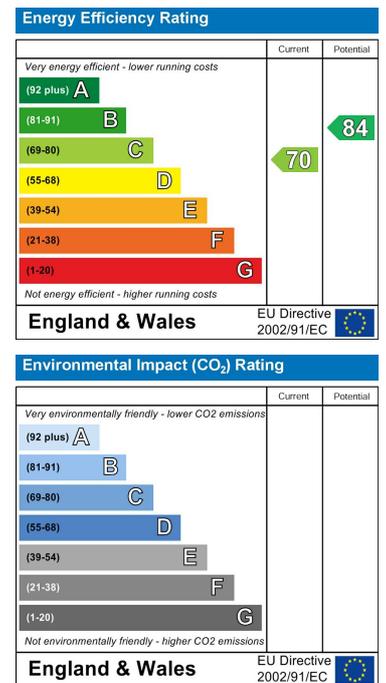


Total area: approx. 88.6 sq. metres (953.3 sq. feet)

# 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.