Riverside

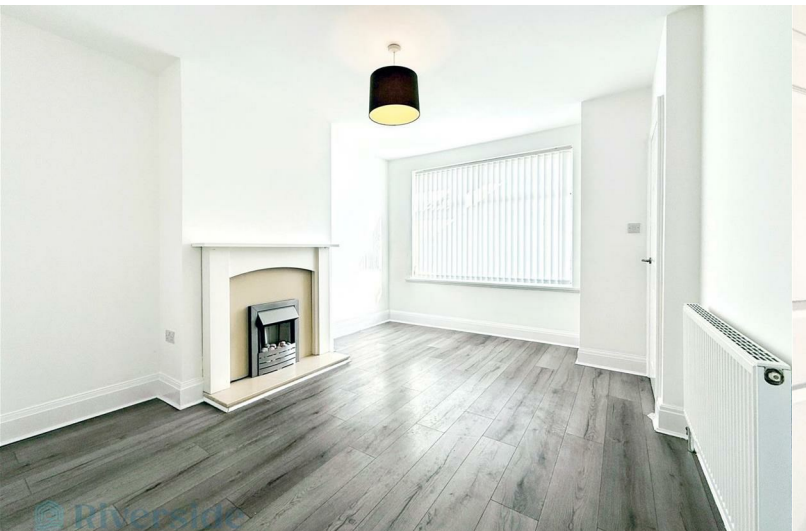


34 Westlands Road

, Hull, HU5 5ND

Offers in the region of £129,995

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Ground Floor

Entrance Hallway
A welcoming entrance to the front via UPVC double glazed door. A larger than average hallway for this type of property with fixed staircase to the first floor level, radiator and door opening into:

Lounge
13'5" x 10'11" (4.09m x 3.33m)
A bright space with UPVC double glazed window to the front, electric fireplace, under stairs storage and laminate flooring.

Kitchen
6'4" x 13'9" (1.95m x 4.20m)
With UPVC double glazed window to the rear. Fitted with a range of base and wall mounted units, laminated worksurfaces with matching upstands and breakfast bar, inset stainless steel sink unit, inset four-ring gas hob with extractor over and built in double oven. With radiator and newly fitted vinyl flooring.

Utility
6'5" x 3'3" (1.96m x 1.00m)
With UPVC double glazed window to the rear, UPVC double glazed door to the side and plumbing for automatic washing machine.

WC
With uPVC double glazed window to the rear and fitted with a low level WC.

First Floor

Central Landing
Providing access to all first floor rooms.

Bedroom One
13'10" x 11'3" (4.23m x 3.44m)
A generous double bedroom to the front with two UPVC double glazed windows, carpet flooring and radiator.

Bedroom Two
8'8" x 9'1" (2.65m x 2.78m)
To the rear with UPVC double glazed window, cupboard housing the gas boiler, carpet flooring and radiator.

Shower Room
4'4" x 5'6" (1.34m x 1.68m)
Fitted with a modern three-piece suite in white, comprising corner shower cubicle, sink set upon vanity unit with storage and low level WC. With UPVC double glazed window to the rear, fully tiled walls and vinyl flooring.

Externally
Outside, to the front is a gravelled garden with footpath to the front door. The rear is mostly laid to lawn with a raised decking area for seating to the end of the garden. Beyond the garden is parking for two vehicles, accessed via the ten foot.

Council Tax Band
We have been advised the property is council tax band A, payable to Hull City Council.

ADDITIONAL INFORMATION
Tenure:

Freehold

Disclaimer:
Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

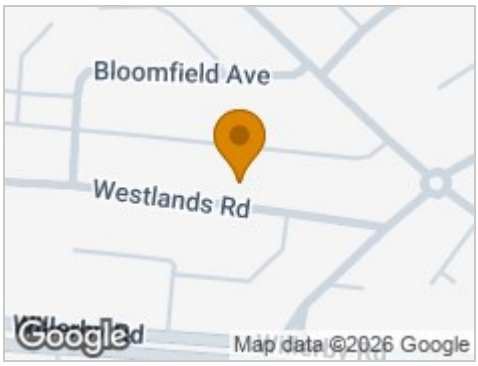








Road Map



Hybrid Map



Terrain Map



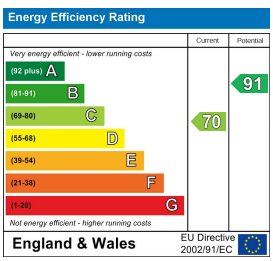
Floor Plan



Viewing

Please contact our Hull Office
on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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