



Westlands Road, HULL, HU5 5NY

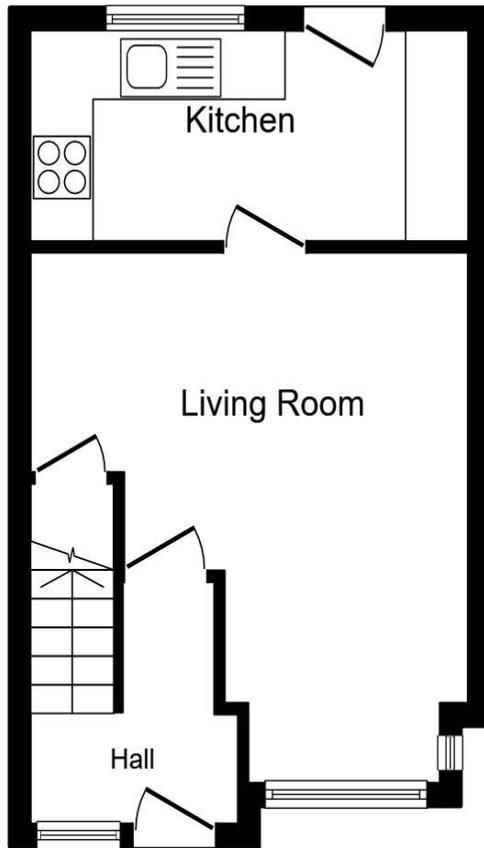
Welcome to

Westlands Road, HULL

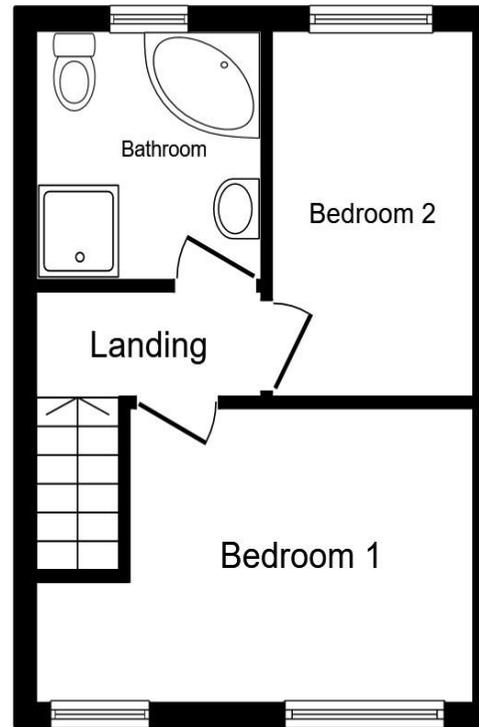
GUIDE PRICE £120,000 - £130,000

Beautifully presented 2 bedroom terrace home briefly comprising, entrance hall, lounge, kitchen, two bedrooms, family bathroom and garage.





Ground Floor



First Floor

Total floor area 53.0 m² (570 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Entrance Hall

With double glazed door leading in to the property and stairs heading to the first floor.

Lounge

8' 5" x 13' 4" (2.57m x 4.06m)

With two double glazed windows to the front of the property and a radiator.

Kitchen

6' 3" x 10' 5" (1.91m x 3.17m)

Comprising of a range of wall and base units with a sink, space for a freestanding cooker, plumbing for a washing machine, Space for a fridge/Freezer, subway tiled splashback and central heating boiler and radiator. Double glazed window to the rear of the property. Door leading to the rear garden.

Bedroom 1

8' 5" x 13' 4" (2.57m x 4.06m)

With two double glazed windows to the front of the property and a radiator.

Bedroom 2

6' 3" x 10' 5" (1.91m x 3.17m)

With rear double glazed window, radiator and access in to the loft.

Bathroom

Partially tiled wet room style bathroom comprising of, shower(no cubicle), corner bath, pedestal wash hand basin, w/c, extractor fan, radiator and double glazed window to the rear of the property.

Front Garden

Gravelled front garden with a concrete path leading to the front door. Brick wall boundary.

Rear Garden

With paved path and patio, artificial grass and fence surrounding.

Converted Garage Space

10' x 11' 8" (3.05m x 3.56m)

Door and double glazed window to the front, Ideal space to be used as a garden room, bar or playroom.

Garage

14' 7" x 12' 9" (4.45m x 3.89m)

With power and up and over door.



Welcome to

Westlands Road, HULL

- GUIDE PRICE £120,000 - £130,000
- Well Presented Mid-Terrace Property
- Two Bedrooms
- On Street Parking
- Sought After Location.

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

guide price

£120,000 - £130,000

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

view this property online williamhbrown.co.uk/Property/WBY111478



Property Ref:
WBY111478 - 0003

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