

# Whitakers

Estate Agents



## 7 Westland Road, Hull, HU10 7PH

**£425,000**

Whitakers Estate Agents are delighted to present this beautifully extended four bedroom semi-detached family home, situated within the highly sought-after village of Kirk Ella. Finished to an exceptional standard throughout, the property offers spacious and versatile accommodation with a stunning open-plan living kitchen, making it ideally suited to growing families seeking a ready-to-move-into home close to well-regarded schools, local amenities and transport links.

Externally to the front approach, there is a lawned garden with decorative planting and boundary hedging. A gravelled side drive accommodates off-street parking, and extends down the side of the property to the detached garage.

Upon entry, the resident is greeted by a welcoming entrance hall that incorporates a utility room with adjoining cloakroom, and follows to a bay fronted lounge with log burner feature, fitted kitchen with open plan aspect to the dining room extension.

A fixed staircase rises to the first floor which boasts two double bedrooms, a good third bedroom, and a bathroom furnished with a four-piece suite. Further stairs ascend to the loft room which could be used as a bedroom, additional living space, or useful storage.

The accommodation comprises

Front external



Externally to the front aspect, there is a lawned garden with decorative planting and boundary hedging. A gravelled side drive accommodates off-street parking, and extends down the side of the property to the detached garage.

Ground floor

Hallway



Wooden glazed door with side windows, feature stained glass window, central heating radiator, under stairs storage cupboard, and laminate flooring' Leading to :

Utility room

Central heating radiator, and laminate flooring. Fitted with floor units, worktop with splashback upstand above, sink with mixer tap and plumbing for a washer / dryer.

Cloakroom

UPVC double glazed window, central heating radiator, and laminate flooring. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Lounge



UPVC double glazed bay window, central heating radiator, log burner with oak mantle, and laminate flooring.

Open plan kitchen / dining room



Kitchen



Skylight, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : double oven, five gas ring hob, fridge-freezer, and dishwasher.

## Dining room



UPVC double glazed bi-folding door and windows, skylight, two central heating radiators, and laminate flooring.

## First floor

### First floor landing

With fixed staircase to the second floor, UPVC double glazed window and carpeted flooring. Leading to :

### Bedroom one



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

### Bedroom two



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

## Bedroom three



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

## Bathroom



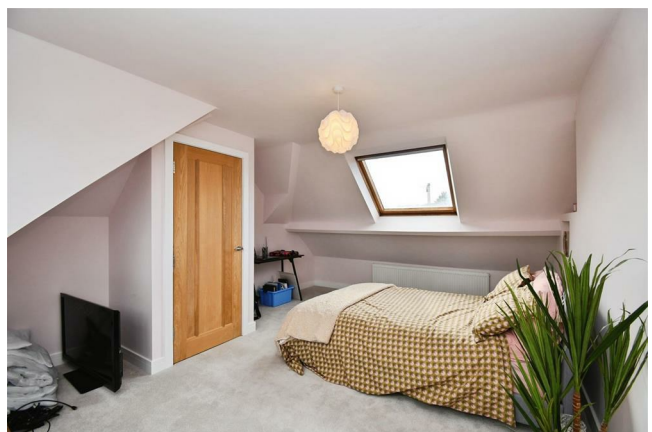
UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite

## Second floor

### Second floor landing

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

### Loft room/Bedroom Four



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

## Rear external



Bi-folding doors from the dining room open onto a tiled patio overlooking the generously sized rear garden. Predominantly laid to lawn, this attractive outdoor space also enjoys decorative planting and established boundary hedging providing a good degree of privacy.

## Aerial view of the property

The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

## Land boundary

### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - KIK368007000

Council Tax band - D

### EPC rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 5 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.

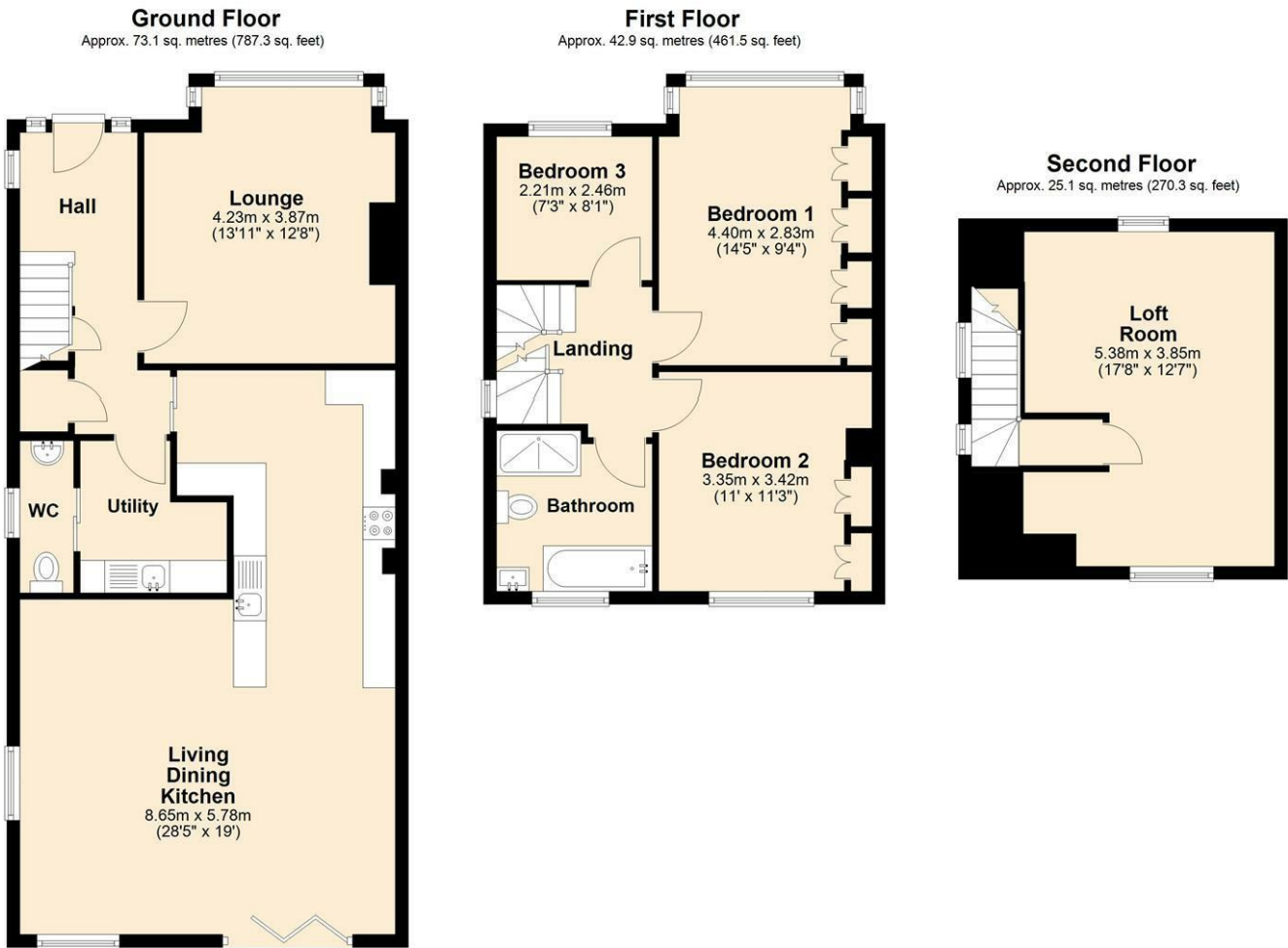
### Free Market Appraisals / Valuations

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

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

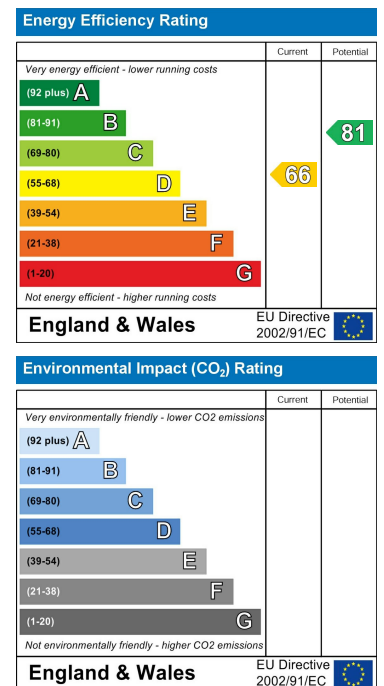


Total area: approx. 141.1 sq. metres (1519.0 sq. feet)

# 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.