

Westfield Road, Kingston upon Hull  
Offers over £150,000







## KEY FEATURES

- Terraced house
- Three bedrooms
- Open plan reception rooms
- Stylish kitchen
- Contemporary bathroom
- Driveway
- Garage
- Garden
- Popular location
- Total area 73 square metres
- EPC rating D



## DESCRIPTION

Lovelle are proud to bring to the market this three-bedroom house on the popular Westfield Road. This turnkey opportunity is not to be missed!

As you enter the light and airy hallway your eyes are drawn to the stylish finish and period features.

On the ground floor is a large open plan reception room combining a living area and dining area together. To the front elevation is a walk-in bay window and to the rear elevation are French doors also set within a bay, both allowing for natural light to flow into the room. This open plan living and dining room benefit from two feature fireplaces and period, built-in cupboards.

To the rear of the property is a stylish kitchen with a range of integrated appliances and double-aspect views across the courtyard garden.

To the first floor are three bedrooms that are serviced by a family bathroom.

The first bedroom features a bay window and built in wardrobes.

The second bedroom also features built in wardrobes.

The third bedroom features a window to the front elevation and would suit an office, nursery or dressing room.

The family bathroom features a three-piece suite comprising of bath with shower over, hand basin and close-coupled toilet. White brick tiles with contrasting black grouting combine with an industrial themed shower screen to make for a very stylish look!

To the front of the property is a decorative stone driveway and path leading to the front door.

To the rear of the property is an enclosed low maintenance rear garden with stunning herringbone block paving and decking area with raised planters, ideal for planting your favourite flowers or shrubs.

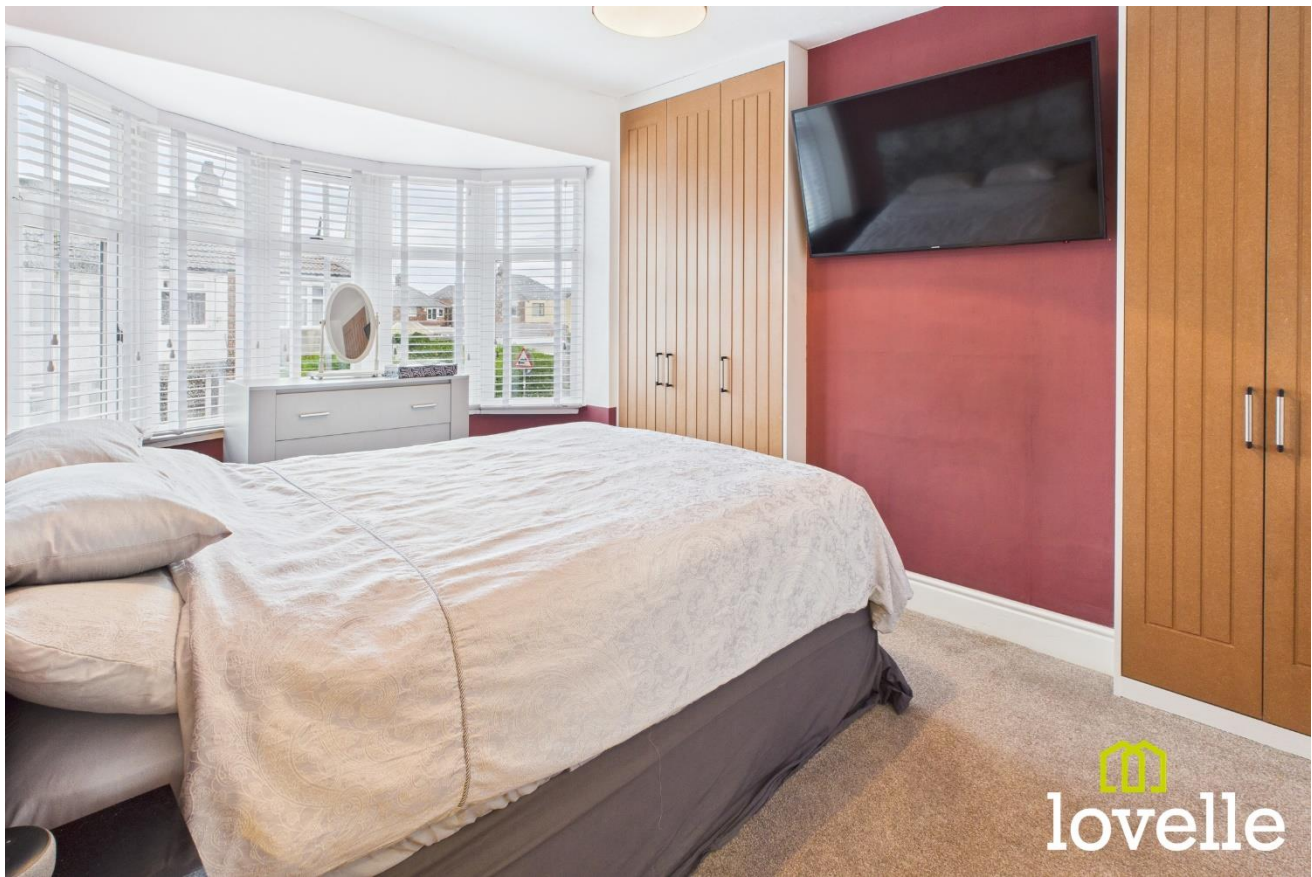
The decked area with fixed seating provides the perfect place to reflect and unwind.

A garage provides extra storage or secure parking for a small vehicle like a motorbike. The garage is access via a rear ten foot that is gated.

Do not delay call Lovelle and book your viewing today!







## PARTICULARS OF SALE

### Hallway

**3.26m x 1.55m (10'8" x 5'1")**

A light and airy entrance hallway with stairs leading to the first floor accommodation and door leading to living room.

### Living Room

**3.25m x 3.5m (10'8" x 11'6")**

A generous living room that is open plan to the dining area. A bay window to the front allows for natural light to flow into the room. A fire surround provides a focal point to the room.

### Dining Room

**3.36m x 4.7m (11'0" x 15'5")**

Open to the living room is the dining room with French doors that open onto the private rear garden. A feature fire surround. Storage cupboards in alcoves and understairs storage cupboard. Door leading to kitchen.

### Kitchen

**4.53m x 2.21m (14'11" x 7'4")**

Featuring a mix of base and wall units in a mix of contrasting white and wood effect with matching wood effect countertops and white butcher block tiling. Integrated appliances include oven, grill, microwave, five ring hob and extractor. Windows to the side and rear elevation allow for natural light. Door to the private rear garden.

### Landing

**2.28m x 1.09m (7'6" x 3'7")**

A landing providing access to bedrooms and family bathroom.

### Bedroom

**3.91m x 2.78m (12'10" x 9'1")**

A generous bedroom to the front elevation with bay window and built in wardrobes.

### Bedroom

**3.05m x 2.52m (10'0" x 8'4")**

A generous bedroom with window to the rear elevation and built in wardrobes.

### Bedroom

**2.02m x 1.97m (6'7" x 6'6")**

A third bedroom with window to the front elevation suitable for home office, nursery or dressing room.

### Bathroom

**1.69m x 2m (5'6" x 6'7")**

A contemporary bathroom featuring a three piece suite comprising of bath with shower over, hand basin and low flush toilet. White butcher block tiling to splash areas with contrasting black vertical radiator.



## Outside

To the front of the property is a decorative stone driveway and path leading to the front door.

To the rear of the property is an enclosed low maintenance rear garden with stylish block paving and decking area with raised planters ideal for planting your favourite flowers or shrubs. A decked seating provides the perfect place to reflect and unwind.

A garage provides extra storage or secure parking for a small vehicle like a motorbike. The garage is access via a rear ten foot that is gated.





## TENURE

The tenure of this property is Freehold.

## LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of Hull City Council - 01482 300300.

<https://www.hullcc.gov.uk/>

## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## AGENTS NOTE

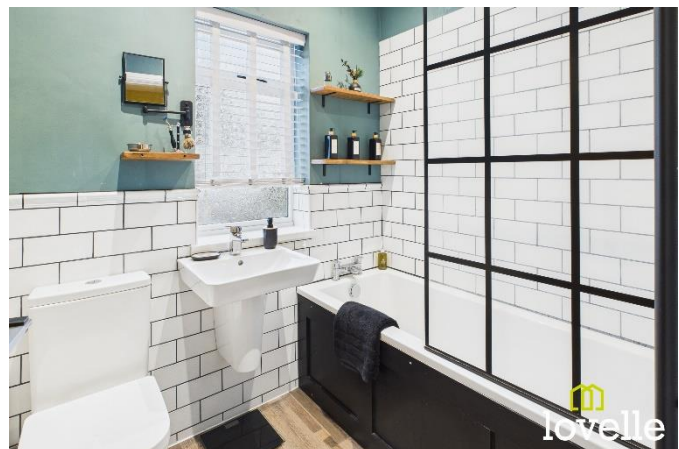
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLANS

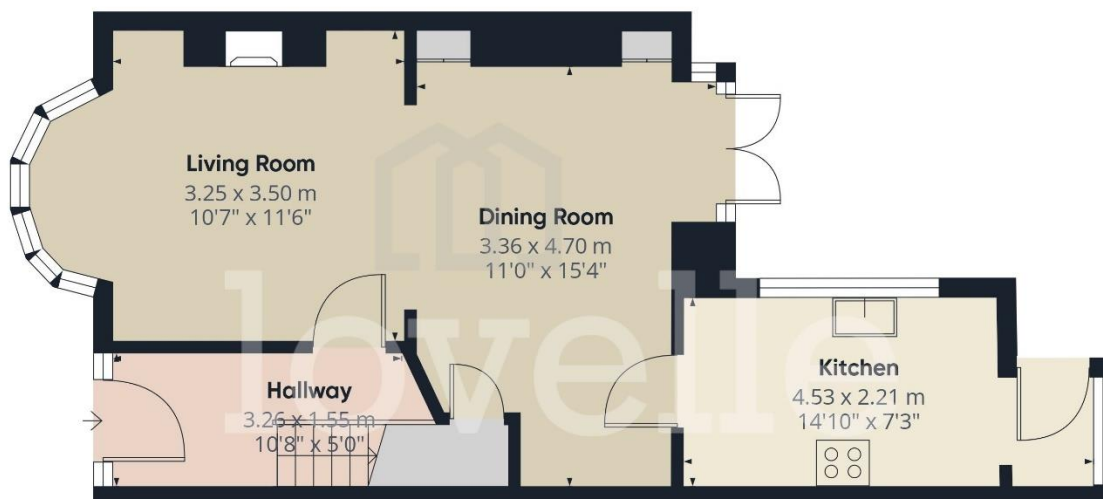


Approximate total area<sup>(1)</sup>  
72.2 m<sup>2</sup>  
777 ft<sup>2</sup>

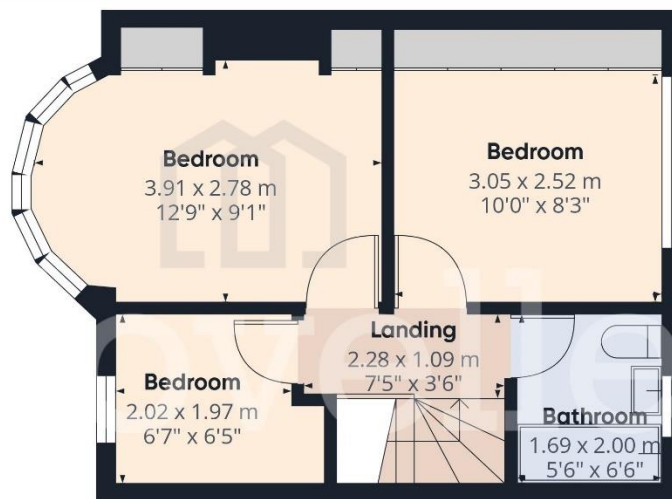
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Floor 1

