



SYMONDS + GREENHAM

Estate and Letting Agents



144 Westlands Road, Hull, HU5 5NX

Offers in the region of £185,000

SPACIOUS AND VERSATILE, THIS THREE-BEDROOM END-TERRACE HOME OFFERS TWO RECEPTION ROOMS, A DOUBLE GARAGE, PARKING FOR MANY VEHICLES, AND A FANTASTIC LOCATION CLOSE TO LOCAL AMENITIES WITH NO ONWARD CHAIN.

Nestled on Westlands Road in Hull, this charming end terrace house presents a unique opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property offers ample space for both relaxation and entertaining. The layout is distinct from many neighbouring homes, providing a refreshing change.

Upon entering, you are greeted by a welcoming hallway that leads to two inviting reception rooms, perfect for family gatherings or quiet evenings. The fitted kitchen comes equipped with essential appliances, making meal preparation a delight. Additionally, a convenient downstairs WC enhances the practicality of the living space. The first floor features three bedrooms, ensuring plenty of room for family or guests, along with a bathroom and a separate WC for added convenience.

Outside, the property features a low-maintenance, split-level garden at the rear, ideal for enjoying the outdoors without the burden of extensive upkeep. A double garage with rear access provides secure parking and additional storage, while the front and side gardens are beautifully laid with brick paving, offering off-street parking for many vehicles.

Situated in a popular area just off Willerby Road, this home is well-placed to access a variety of local amenities and offers easy routes to the city centre. With no chain involved, this property is ready for you to move in and make it your own. Don't miss the chance to view this delightful home in a sought-after location.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "B"

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

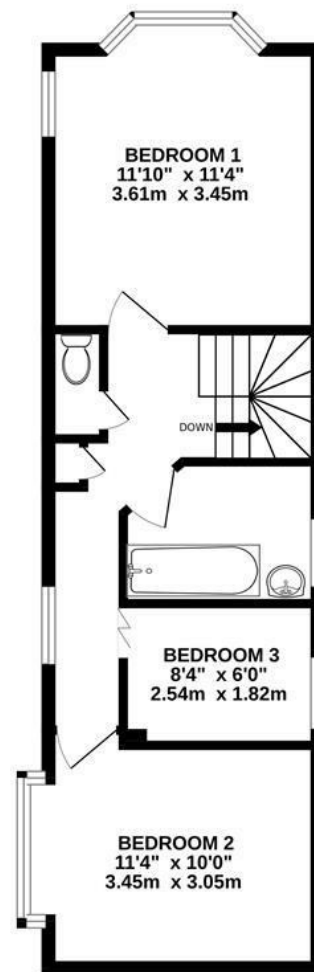
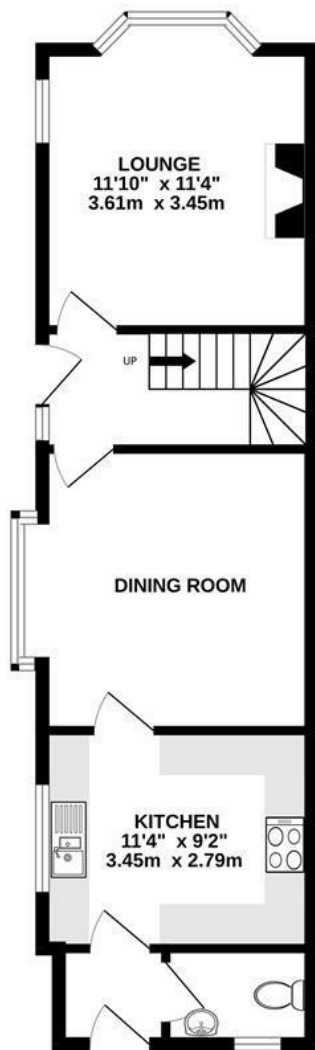
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

Symonds + Greenham have been informed that this property is Freehold.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

