



**Westfield House Salisbury Street, Hull HU5 3EU**

**welcome to**

**Westfield House Salisbury Street, Hull**

Situated on the illustrious avenues, this lovely 5 bedroom semi detached property is located in a highly desirable area, has a convenient driveway and garage and is close to local amenities.



### **Entrance Porch**

Leading into the property, this room has under stairs storage cupboard, a door with period stained glass panels leading in from outside and a glazed door leading into the entrance hall.

### **Entrance Hall**

Leading into the property we have an impressive entrance hall, this hall contains a gas feature fireplace, a storage cupboard, stairs leading to the upper floors and access to the lounge, dining area and reception room 3.

### **Lounge**

22' 1" x 13' 5" ( 6.73m x 4.09m )

A large family living area with a solid fuel open fire with a working chimney, a radiator, a glazed bay window to the front and an attractive secondary glazed original leaded oriel window to the side.

### **Dining Room**

16' 10" max x 13' 3" plus bay ( 5.13m max x 4.04m plus bay )

A dining area with a feature fireplace with living flame gas fire, a radiator and a original leaded bay window to the front.

### **Reception Room 3**

11' 11" x 13' 3" ( 3.63m x 4.04m )

A large reception room with plenty of potential, this room contains a log burner, ample built in period cupboards and drawers for storage, a radiator and a double glazed window to the rear.

### **Kitchen**

13' 2" x 6' 8" ( 4.01m x 2.03m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, a six burner gas hob and cooker hood, a integrate double oven/ grill, plumbing for a dishwasher and washing machine, a radiator, a double glazed window to the rear and access to the utility room and back hall.

### **Utility Room**

4' 8" x 7' 7" ( 1.42m x 2.31m )

Leading from the kitchen this room has space for appliances, attractive quarry tiled flooring and a glazed leaded window to the side.

### **Back Hall**

With a door leading to the rear of the garden and access to the ground floor W/C and storage room containing the modern gas boiler.

### **Ground Floor W/C**

With a W/C and window to the rear.

### **Landing**

First floor split level carpeted landing with stairs leading to the upper floor, access to four bedrooms, a W/C and a family bathroom, a storage cupboard, a radiator and a window to the side.

### **Bedroom 1**

16' 11" x 14' 4" ( 5.16m x 4.37m )

A spacious main bedroom with a radiator and 2 double glazed windows to the front.

### **En Suite**

With a W/C, a vanity wash hand basin, a walk in shower, a radiator and a window to the side.

### **Bedroom 2**

16' 4" x 15' 3" ( 4.98m x 4.65m )

With a built in wardrobe/ storage cupboard, a radiator and a double glazed window to the front.

### **En Suite 2**

With a W/C, a wash hand basin and a walk in shower.

### **Bedroom 3**

9' 9" x 13' 3" ( 2.97m x 4.04m )

With a radiator and a double glazed window to the rear.

### **Bedroom 4**

10' 10" x 13' 2" ( 3.30m x 4.01m )

With a radiator and a double glazed window to the rear.

### **Bathroom**

With a W/C, a bidet, a wash hand basin, a bath with a shower over, a radiator and double glazed window to the side.

### **W/C**

With a W/C and a double glazed window to the rear

### **Second Floor Landing**

With 3 large storage/ loft spaces.

### **Bedroom 5**

15' 8" x 14' 3" ( 4.78m x 4.34m )

On the 2nd floor this bedroom has a radiator and a double glazed window to the front.

### **Second Floor Room**

13' 5" x 14' 2" ( 4.09m x 4.32m )

With a sink, storage cupboards, a radiator and a double glazed window to the rear.

### **Shower Room**

With a W/C, a wash hand basin and a walk in shower.

### **Front Garden**

The front of this property boasts a driveway leading to a garage, steps to the front door, a wooden pedestrian gate and a wooden driveway gate, mature shrubs, a front facing brick wall with privet hedge and iron railings and side wooden fence with trellis and attractive mature planting.

### **Rear Garden**

This charming private and secluded garden has a raised paved patio area, window boxes, brick walls and gated access to the driveway and front garden.



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welcome to

## Westfield House Salisbury Street, Hull

- Highly desirable location
- Driveway and garage
- Period property filled with character

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over  
**£370,000**



Please note the marker reflects the  
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NEA120048](http://williamhbrown.co.uk/Property/NEA120048)



Property Ref:  
NEA120048 - 0010

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### directions to this property:

See below map for property location, for more information on the local area please contact your local sales team on: 01482 447748.

Awaiting Photograph



william h brown



**01482 447748**



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



**williamhbrown.co.uk**