



Westbrick Avenue, Hull, HU3 5QJ  
£180,000

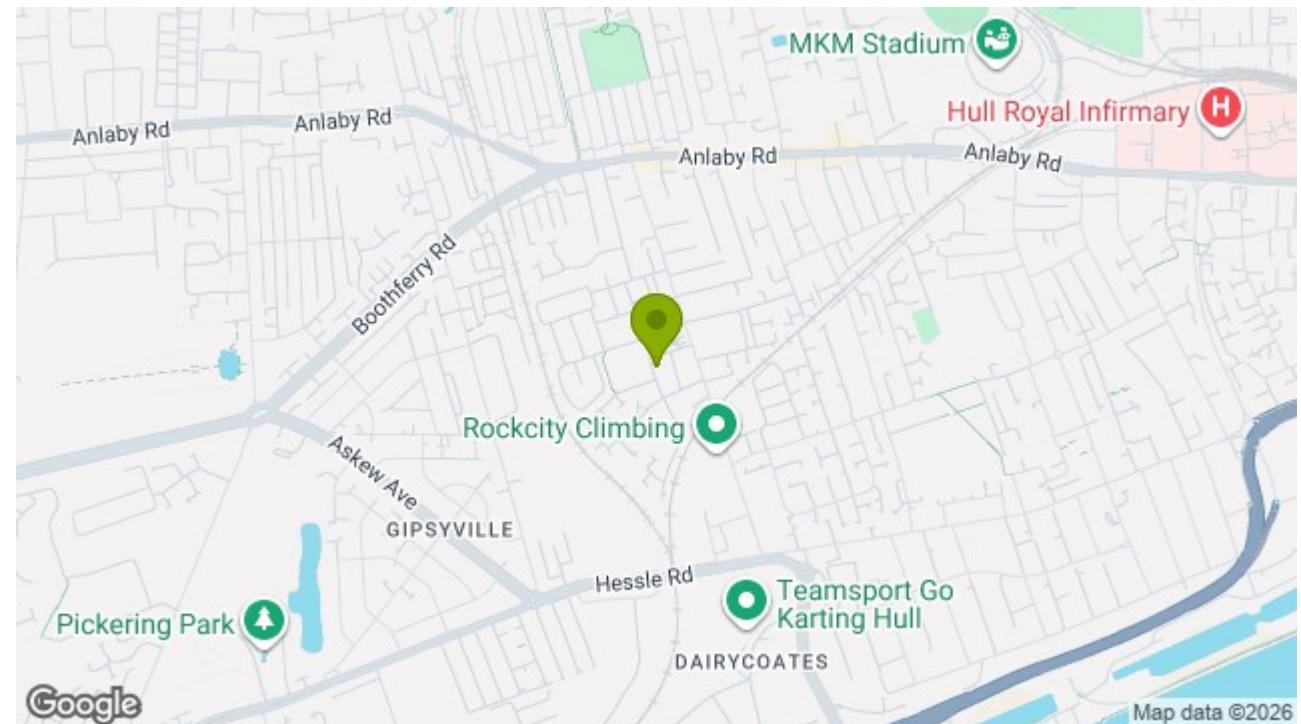
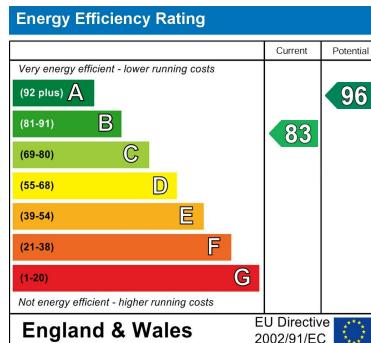
Philip  
**Bannister**  
Estate & Letting Agents

# Westbrick Avenue, Hull, HU3 5QJ

This immaculately presented modern three-bedroom property offers well-proportioned accommodation throughout and is situated in a popular and convenient location. Ideal for families and first-time buyers alike, the home features a lovely dining kitchen, perfect for everyday living and entertaining. Externally, there is a pleasant rear garden providing an attractive outdoor space, along with a driveway offering off-street parking.

## Key Features

- Immaculately Presented
- Ideal Starter Home
- 3 Bedrooms
- Beautiful Dining Kitchen
- Fantastic Rear Garden
- Off-Street Parking
- A Must View!
- EPC =





## GROUND FLOOR;

### ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation.

### WC

With low flush WC, wash hand basin and a window to the front elevation.

### DINING KITCHEN

A beautiful dining kitchen with cream wall and base units, laminated work surfaces and upstands. Integrated appliances include a Fridge/Freezer, Gas Hob, Electric Oven, Extractor, Automatic Dishwasher and a Washing Machine. Further benefitting from ample dining space, feature wall panelling and a window to the front elevation.

### LIVING ROOM

A generous living room with feature wall panelling, under-stairs cupboard access, French doors to the rear elevation and a window to the side elevation.

## FIRST FLOOR;

### BEDROOM 1

A bedroom of double proportions with feature wall panelling, storage cupboard and two windows to the front elevation.

### BEDROOM 2

A further double bedroom with window to the rear elevation. (Wardrobes are free standing not fitted).

### BEDROOM 3

A single bedroom with window to the rear elevation.

### BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a wash hand basin. Further benefitting from partially tiled walls, a radiator and a window to the side elevation.

### EXTERNAL;

### FRONT

### REAR

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of replacement PVC double glazed frames.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

**VIEWING** - Strictly by appointment with the sole agents.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

### TENURE

We understand that the property is Freehold.

### MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENTS NOTES

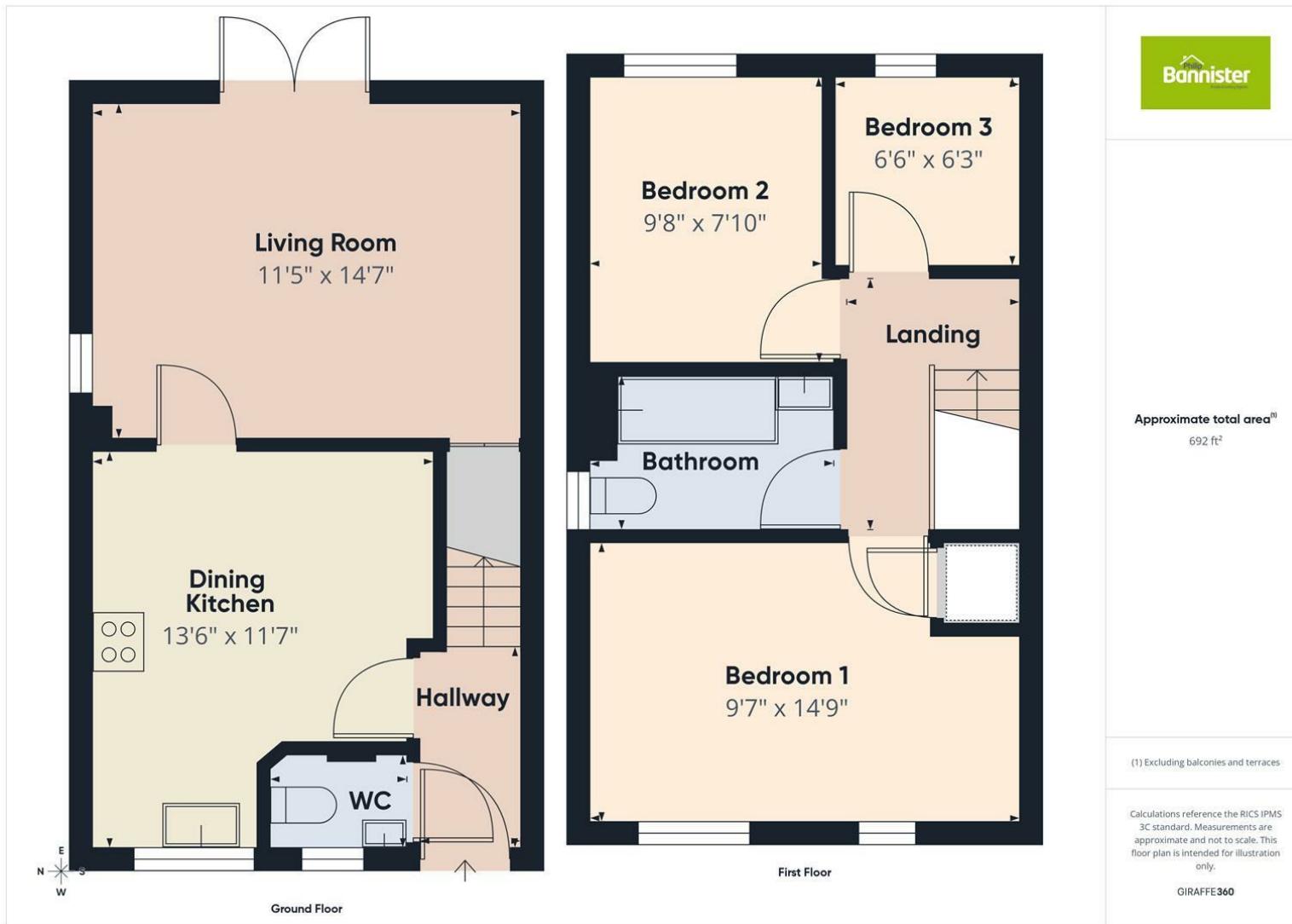
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT), Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





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