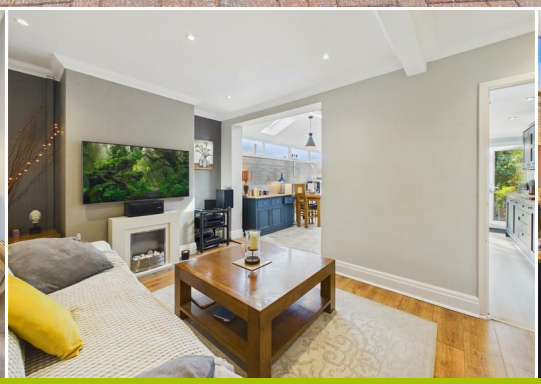
Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









# *9 Westwood Drive, Anlaby Common, East Yorkshire, HU4 7PY*

- 3 Bedrooms
- 3 Reception Rooms
- Recently Fitted Kitchen
- Council Tax Band = B
- Extended House
- Semi Open-Plan
- South-Facing Garden
- Freehold/EPC = C

## *£199,950*

## *INTRODUCTION*

This extended three bedroom house in Hull is well presented throughout with highlights including three reception rooms on the ground floor, a south-facing garden and recently re-fitted kitchen.

The accommodation briefly comprises a lounge with feature Victorian fireplace and semi-open plan snug, dining room and kitchen forming part of the extension on the ground floor, with three bedrooms and a fully tiled bathroom on the first floor. Sets of both bi-fold and French doors open out on to the south-facing garden, with a paved patio to the immediate rear of the property, lawn and a path which leads to the garage. There is adequate parking for two vehicles on the driveway to the front of the property with EV charging available.

Offering generous proportions throughout, this property is perfect for those looking for excellent accommodation in such a convenient location. Viewing is highly recommended.

## *LOCATION*

Westwood Drive is a cul-de-sac off Bernadette Avenue, close to Anlaby Common. The property is therefore well placed for Anlaby Common's excellent range of shops and amenities and being on a bus route to Hull city centre. The nearby villages of Anlaby, Willerby and Kirk Ella offer an excellent range of shops, recreational facilities and amenities in addition to well reputed public and private schooling nearby. The property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63 /M62 motorway network.

## *ACCOMMODATION*

Residential entrance door to:

## *ENTRANCE HALL*

With stairs to first floor and understairs storage cupboard access.

## *LOUNGE*

Well presented lounge with bay window to the front and Victorian fireplace with tiled hearth and ornate, tiled surround to the centre.



## *SNUG*

With a gas fireplace to the centre, door through to the kitchen and opening leading through to the dining area.

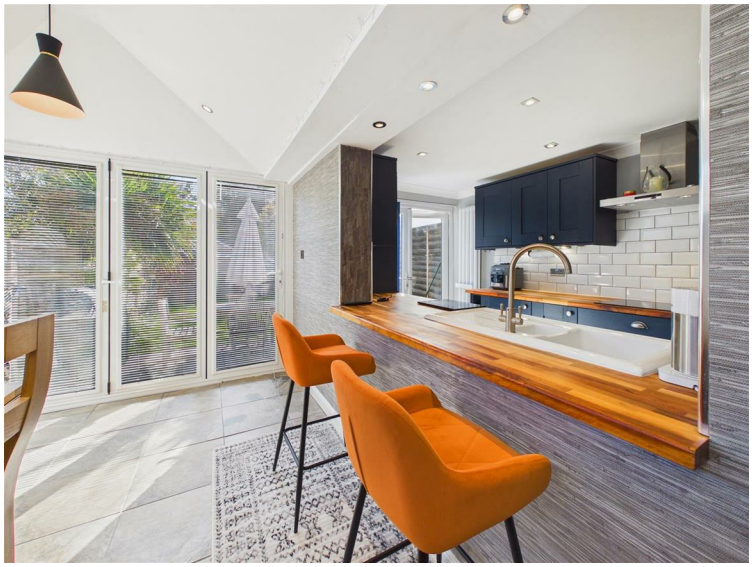




## *DINING ROOM*

Forming part of a recent extension with gable roof, the space benefits from Velux windows, bi-folding doors to the rear patio, tiled flooring and a hatch to the kitchen with an oak breakfast bar.

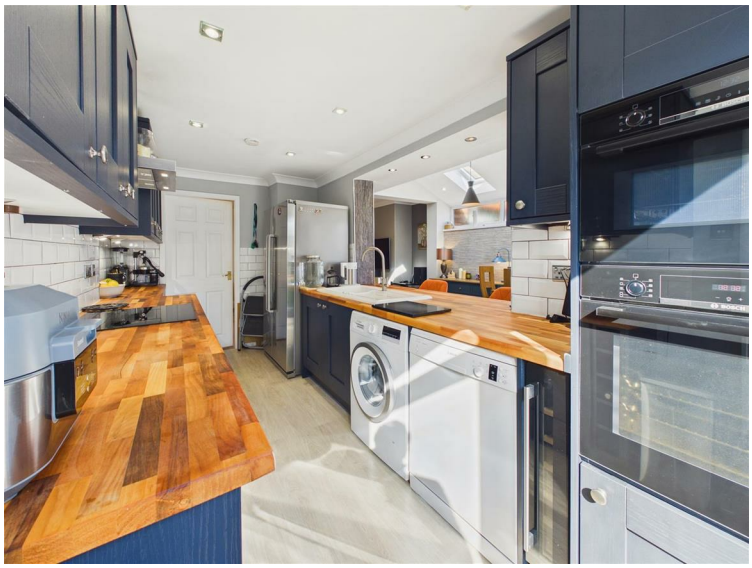




## KITCHEN

Beautifully finished kitchen comprising fitted shaker style units and oak worksurfaces, integrated double-oven and drinks cooler, one-and-a-half ceramic sink & drainer, four-ring induction hob with filter unit above, space for fridge-freezer and plumbing for a washing machine and dishwasher. A tiled splashback surround runs throughout, with French doors opening out to the rear garden.



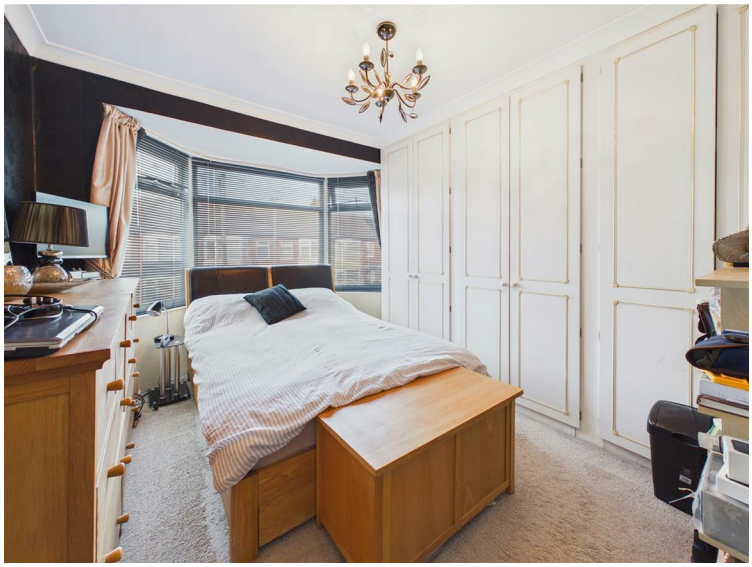


## FIRST FLOOR

## LANDING

## BEDROOM 1

With fitted wardrobes and a bay window to the front elevation.



## BEDROOM 2

Fitted wardrobes and window to the rear elevation.

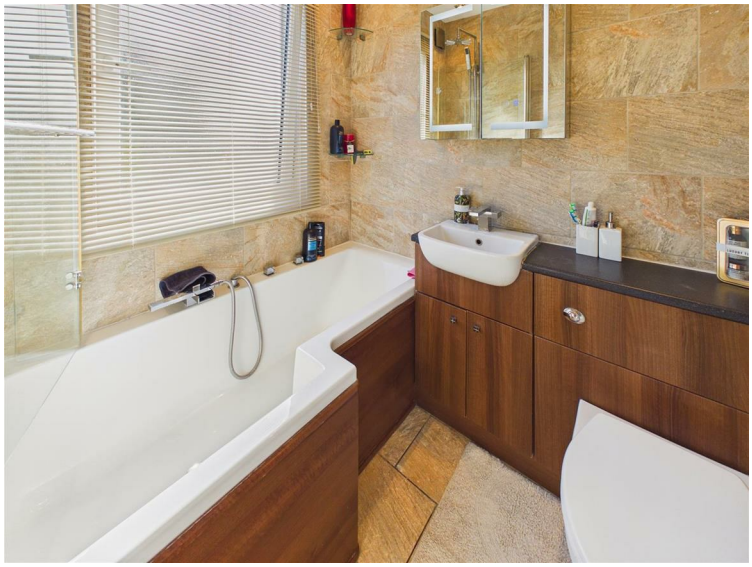


## BEDROOM 3

Window to the front elevation.

## *BATHROOM*

Tiled family bathroom comprising bath with shower screen and fitting beneath window to the rear elevation, low-flush W.C. and wash-hand basin atop fitted vanity cabinet.



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## *OUTSIDE*

There is a paved patio the the immediate rear of the property, followed by a lawn with a path which leads down to a brick garage. Off-street parking is available on the drive to the front of the property, with an EV charging unit also installed.





## REAR VIEW





## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of double glazing.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents 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 or representations 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 Limb Estate Agents 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

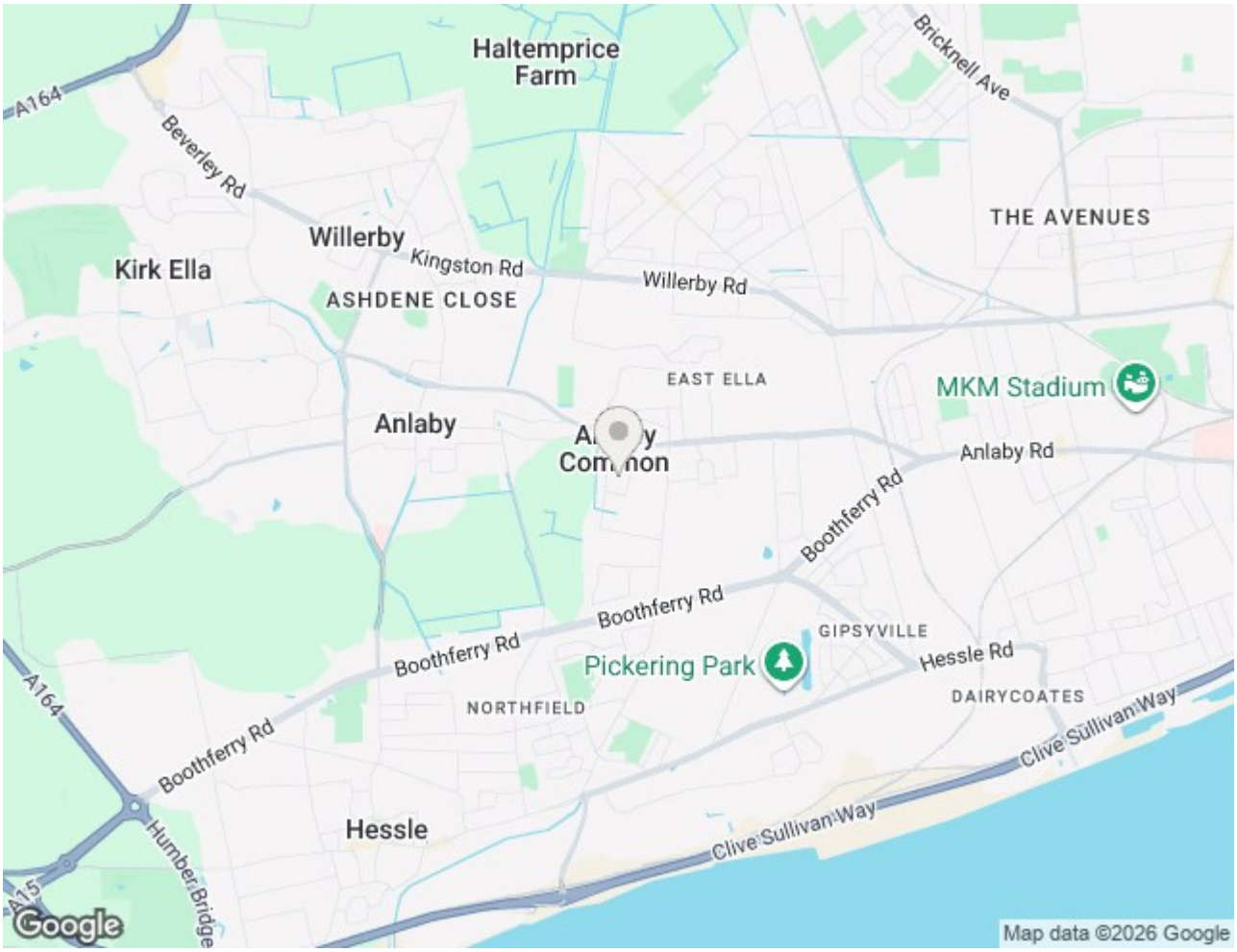
## PHOTOGRAPH DISCLAIMER

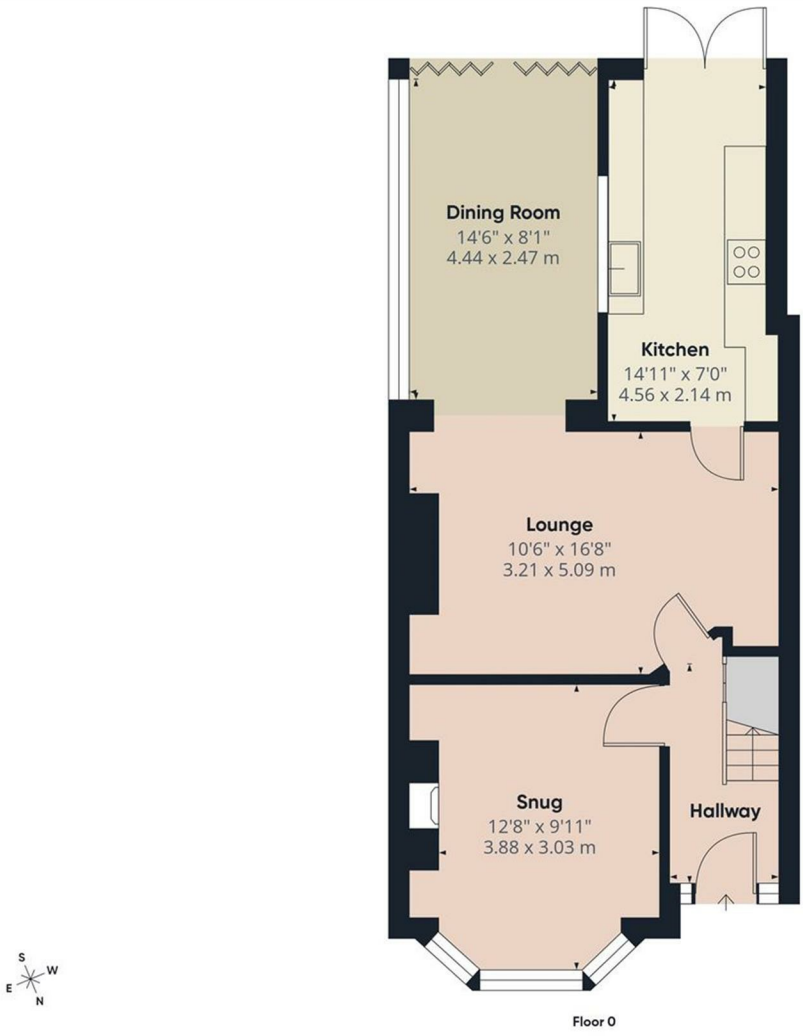
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also been used to enhance photography.

## PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

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Boothferry Rd
GIPSYVILLE
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**Approximate total area**(1)

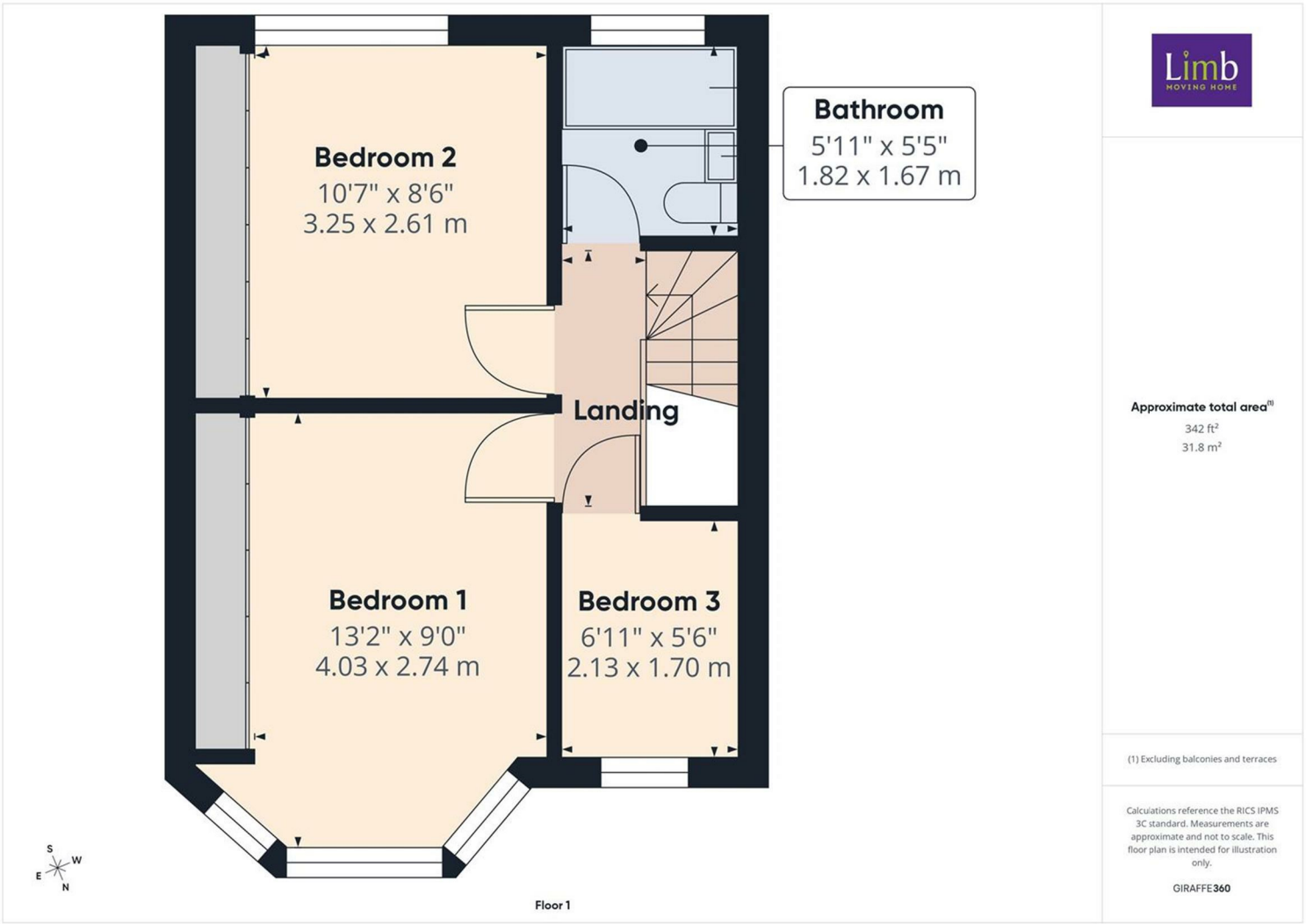
568 ft²

52.8 m²

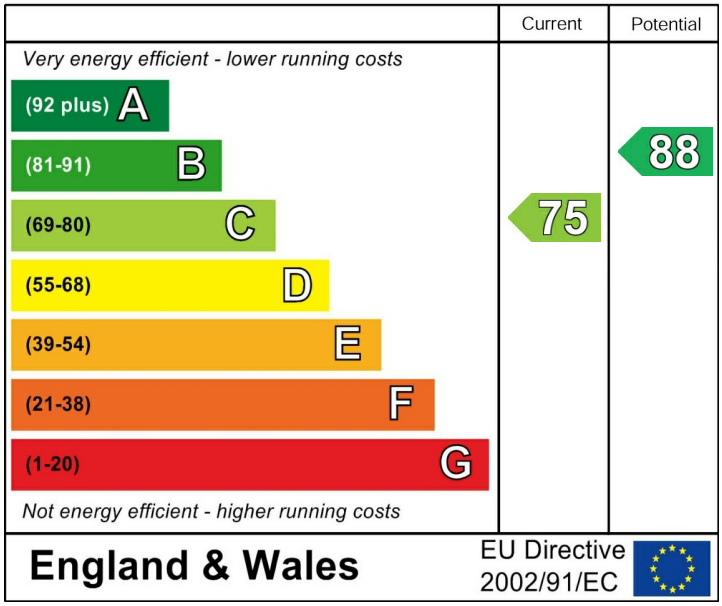
(1) Excluding balconies and terraces

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

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Bedroom 2
10'7" x 8'6"
3.25 x 2.61 m
Bathroom
5'11" x 5'5"
1.82 x 1.67 m
Landing
Bedroom 1
13'2" x 9'0"
4.03 x 2.74 m
Bedroom 3
6'11" x 5'6"
2.13 x 1.70 m
S
W
E
N
Floor 1
Approximate total area(1)
342 ft²
31.8 m²
(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.
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## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating

