



**Westlands Road, HULL HU5 5NY**

**Welcome to**

**Westlands Road, HULL**

GUIDE PRICE £120,000 - £130,000

Stunning Home On Westlands Road with - Entrance Hall, Lounge, Fitted Kitchen, 2 Bedrooms, Family Bathroom, Gardens & Garage! Book your viewing now!



## Entrance Hall

With double glazed door to the front, double glazed window to the front and stairs to the First Floor.

## Lounge

With double glazed bay window to the front, open fireplace with tiled hearth, wall light points, understairs cupboard and coving to the ceiling.

## Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, breakfast bar, radiator, plumbing for an automatic washing machine, central heating boiler housed in cupboard, double glazed window to the rear and double glazed door to the rear.

## First Floor

### Bedroom 1

With 2 double glazed windows to the front and radiator.

### Bedroom 2

With double glazed window to the rear and radiator.

## Bathroom

Bathroom with bath with mains shower over, low level wc, wash hand basin, feature radiator and double glazed window to the rear.

## Outside

### Front Garden

With wall, wrought iron gate, path, gravelled area and fencing.

### Rear Garden

With lawned area, path, paved patio area, gravelled area, flower beds, fencing, rear access gate and shed.

## Garage

Garage with side access door and up and over door.



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## Welcome to

## Westlands Road, HULL

- GUIDE PRICE £120,000 - £130,000
- Stunningly Presented Throughout
- Mid Terrace Home On Westlands Road
- 2 Bedrooms
- Garage

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

guide price

**£120,000 - £130,000**



## Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY111721 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01482 653111**



[Willerby@williamhbrown.co.uk](mailto:Willerby@williamhbrown.co.uk)



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**