



Westlands Road, Hull HU5 5NF

Welcome to

Westlands Road, Hull

GUIDE PRICE £130,000 - £140,000

Beautifully Presented Home On Westlands Road with - Entrance Hall, Lounge, Fitted Kitchen, Rear Lobby, 2 Bedrooms, Family Bathroom, Gardens, Off Street Parking & Bar/Garden Room! This home deserves to be viewed, book yours now!



Entrance Hall

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

Lounge

With 2 double glazed windows to the front, double glazed window to the side, radiator, coving to the ceiling and understairs cupboard.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, space for a fridge freezer, plumbing for an automatic washing machine, plumbing for a dishwasher, space for a fridge freezer, central heating boiler and double glazed window to the rear.

Rear Lobby

With fitted storage cupboard, spot light points, double glazed window to the rear and double glazed door to the side.

First Floor

Bedroom 1

With 2 double glazed windows to the front, double glazed window to the side, fitted storage cupboard and fitted wardrobes.

Bedroom 2

With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath with shower over, concealed cistern wc and wash hand basin housed in vanity unit, heater towel rail and double glazed window to the rear.

Outside

Front Garden

With artificial lawned area, path, gate, fencing and driveway providing off street parking.

Rear Garden

With seating area, artificial lawned area, gravelled borders and fencing.

Bar/Garden Room

Converted former garage with power and light, spot light points, extractor fan, storage/gym area and double glazed french style doors.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Westlands Road, Hull

- GUIDE PRICE £130,000 - £140,000
- Stunningly Presented Throughout
- 2 Bedrooms
- Off Street Parking
- Beautiful & Spacious Bar/Garden Room

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

guide price

£130,000 - £140,000

Directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111952 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



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