



Westlands Road, Hull, HU5 5NU
Asking Price £165,000


**Philip
Bannister**
Estate & Letting Agents

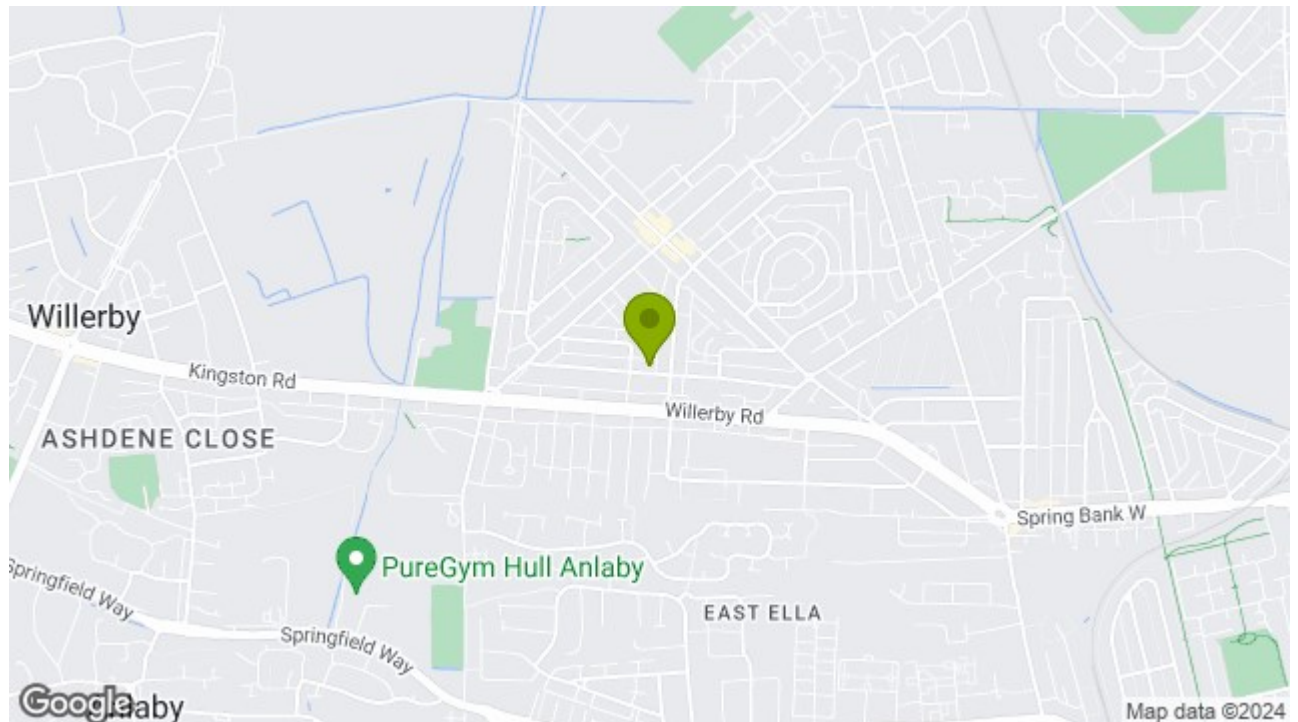
Westlands Road, Hull, HU5 5NU

A superb family home which requires some updating, but is conveniently located off Willerby Road close to local amenities and good transport links. The property briefly comprises, entrance hall, through lounge incorporating dining area, Extended kitchen, landing, three bedrooms, bathroom, gardens front and rear and garage via a rear 10' The property is offered with no chain involved and early viewing is a must to appreciate the size of this property.

Key Features

- Excellent Family Home
- Great Location
- Entrance Hall, Through Lounge/Dining Area
- Kitchen, Lobby, Cloakroom/w.c.
- Landing, Three Bedroom, Shower Room
- Gardens, Garage Via 10'
- No Chain Involved
- EPC =D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





WILLERBY

Willerby Road is located approximately 4 miles West of Kingston upon Hull and approximately 8 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge.

Willerby Road good primary schools; There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

ENTRANCE HALL

with double glazed door, radiator and stairs to the first floor.

THROUGH LOUNGE/DINING AREA

25'11 into bay x 10'9 widening to 13'10 (7.90m into bay x 3.28m widening to 4.22m)

Lounge Area - with double rounded bay window to the front elevation, gas fire and radiator.

Dining Area - with double glazed window to the rear elevation, radiator and understairs cupboard.

KITCHEN

16' 1 x 9' (4.88m 0.30m x 2.74m)

With a range of base and wall units, laminated work surfaces, drawers, stainless steel sink unit, plumbing for automatic washing machine, gas hob, electric oven, extractor hood, vinyl floor covering double glazed window to the side elevation and double glazed door and patio doors leading out to the rear garden.

INNER LOBBY

with double glazed door.

CLOAKROOM/W.C.

with w.c.

LANDING

with access to roof void.

BEDROOM 1

12'10 into bay x 10'8 from front of wardrobes (3.91m into bay x 3.25m from front of wardrobes) with double glazed rounded bay window to the front elevation, radiator and built in wardrobes.

BEDROOM 2

11'1 x 10'8 from front of wardrobes (3.38m x 3.25m from front of wardrobes) with double glazed window to the rear elevation, radiator and built in wardrobes.

BEDROOM 3

6' x 5'8 (1.83m x 1.73m)

with double glazed window to the front elevation and radiator.

SHOWER ROOM

with three piece white suite, comprising shower in cubicle, wash hand basin in vanity unit, w.c., tiled floor, tiling to walls and double glazed window to the rear elevation.

EXTERNAL

To the front of the property is a garden with brick walling forming boundary and gate and to the rear is a good sized lawn garden with vegetable plots, shed, patio area, fence forming boundary and a garage which is accessible via a rear 10'

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 B . (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.

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.

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.

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 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 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 NTSEAT 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 £120 Hamers£100 Lockings Solicitors £100

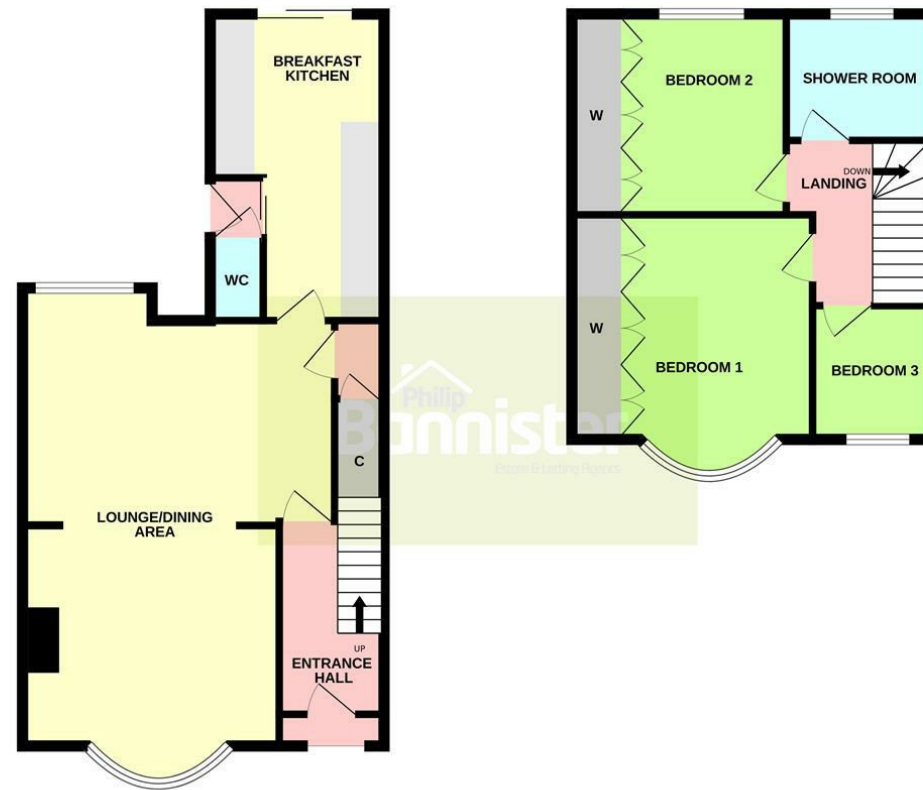
TENURE.

We understand that the property is Freehold.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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