

Whitakers

Estate Agents



2 Westborough Way, Hull, HU4 7SN

Offers Over £230,000

No Onward Chain!!

This semi detached family home has been altered and enhanced from its original design, currently used as a two bedroom property however built as a three bedroom and easily converted back.

The property has been extended over the years and now offers as much floor space as some four beds on the development, briefly comprising; entrance, Lounge, L shaped fitted kitchen / diner and conservatory to the rear. The first floor boasts two good bedrooms (both fitted) together with the well appointed family shower room.

The real show stopper however is the large corner plot this property occupies, with wrap around garden to three sides, driveway and garage, this property really has everything you need for a great family home.

Early viewings advised.

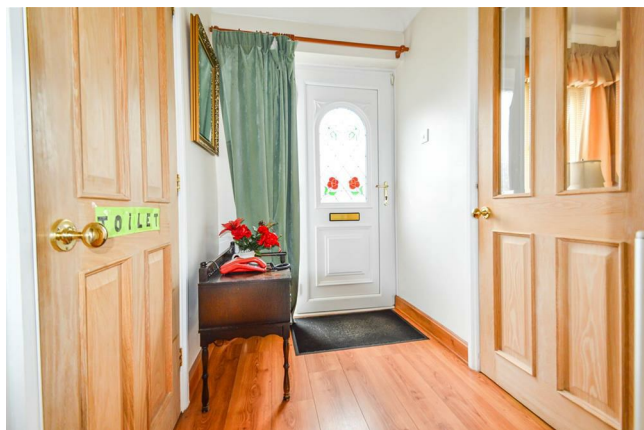
The Accommodation Comprises

Front External



Ground Floor

Entrance Hall



An external Upvc entrance door with an obscured and stained double glazed panel insert with an obscured double glazed side light leads into the entrance hall. Having a central heating radiator, coving to the ceiling and a wood effect laminate finish to the floor.

Cloakroom / W.C.



Being fitted with a two piece suite in white comprising: a wall mounted wash hand basin and a low level W.C. suite with push flush. There is a wall mounted 'Vaillant' boiler, a central heating radiator, an obscured double glazed Upvc window to the side elevation and a wood effect laminate finish to the floor.

Lounge 16'8" (maximum) x 13'6" (5.09m (maximum) x 4.12m)



The focal point of the room being the feature fireplace with marble effect surround, back and hearth with inset coal effect 'living flame' gas fire. There is a Upvc double glazed bay window and a further Upvc double glazed window to the front elevation, coving to the ceiling, a central heating radiator and where a flight of stairs lead to the first floor accommodation.

Dining Area 16'7" x 9'6" (5.08m x 2.90m)



Having a wood effect laminate finish to the floor, two central heating radiators, coving to the ceiling, a built-in storage cupboard which houses the gas and electric meters and consumer unit. There is a diamond leaded double glazed wooden window light into the conservatory and Upvc double glazed 'French' doors lead into the conservatory.

Kitchen 16'8" x 8'3" (5.09m x 2.54m)



Being fitted with a range of units in a light oak effect finish comprising: wall mounted eye-level units, drawers and base units with a complimentary fitted marble effect rolltop worksurface over incorporating a stainless steel one and a half bowl sink and drainer unit with mixer tap. There is an integrated 'Bosch' oven and microwave, a 'Diplomat' four ring gas hob with a concealed extractor hood above, an integrated automatic washing machine, dishwasher and larder fridge freezer. Having a Upvc double glazed window to the side elevation, a tiled splashback finish to the walls, coving to the ceiling, a a tile effect laminate finish to the floor and a Upvc entrance door with an obscured double glazed panel insert to the rear elevation.

Conservatory 15'8" x 8'5" (4.78m x 2.59m)



Having Upvc double glazed windows, a central heating radiator, telephone point, a tile effect laminate finish to the floor and Upvc sliding patio doors to the rear elevation.

First Floor Accommodation

Landing

Having an loft hatch access to the ceiling, a Upvc double glazed window to the side elevation, coving to the ceiling and a built-in airing cupboard which houses the water cylinder.

Bedroom One 16'8" (to 10'9") x 10'8" (to 5'9") (5.10m (to 3.28m) x 3.26m (to 1.76m))



Being fitted with a range of furniture comprising: wardrobes, corner shelves, drawers, a dressing table area, a double bed recess incorporating a double size headboard with side shelving and twin bedside cabinets. There is a central heating radiator, coving to the ceiling and two Upvc double glazed windows to the front elevation.

Bedroom Two 9'3" x 8'11" (to front of wardrobes) (2.83m x 2.72m (to front of wardrobes))



Having fitted wardrobes, drawers and twin

bedside cabinets. There is a central heating radiator, coving to the ceiling and a Upvc double glazed window to the rear elevation.

Shower Room 7'1" x 5'4" (2.16m x 1.65m)



Being fitted with a three piece suite in white comprising: double shower enclosure with shower and sliding glazed screen, a vanity wash basin with fitted cabinet below and a low level W.C. suite. There is an obscured double glazed window to the rear elevation and a central heating radiator. The walls and floor are fully tiled.

External



There are enclosed gardens to three sides with areas laid to lawned, artificial lawn and paved seating. There is an abundance of mature planting and the garden is bounded by timber fencing to the rear and side elevations and low brick walling and wrought iron fencing to the front.

Garaging

Detached garage with up-and-over access door, power and lighting and a side personal door.

Tenure

The Tenure of this property is Feehold.

Council Tax Band

Council Tax Band 'C'.

Local Authority - East Riding of Yorkshire.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless

otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Whitakers Estate Agent Declaration

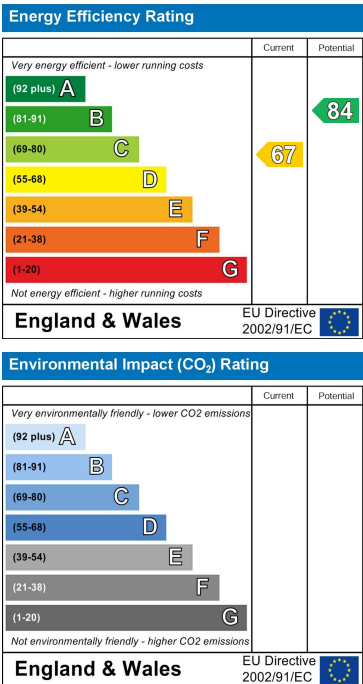
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Floor Plan

Area Map



Energy Efficiency Graph



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