

# Whitakers

Estate Agents



**55 Westborough Way, Hull, HU4 7SW**

**£235,000**

Introducing this neatly presented three bedroom family home which has been greatly extended from its original design to offer ample living space and is offered to the market in a condition wherein a new owner can comfortably move straight in upon completion.

The internal layout briefly comprises entrance hall, spacious lounge / dining room, fitted kitchen with utility room and wet room off and sitting room to the ground level. The first floor boasts a fitted master bedroom, double second bedroom, a good third bedroom and a bathroom furnished with a three-piece suite.

Externally to the front aspect the plot is paved to accommodate off-street parking with wooden fencing at the boundary. A secured gate leads to the private side passage, detached garage and back of the property. The enclosed rear garden is also low maintenance in design being partly laid to lawn with faux grass and enjoying wooden decking seating areas with a further patio to enjoy in the summer months. The residence also benefits from having a garden room, raised pond and an outside tap.

An internal inspection is recommended to truly appreciate the accommodation on offer.



The accommodation comprises

Front external



Externally to the front aspect the plot is paved to accommodate off-street parking with composite fencing at the boundary. A secured gate leads to the private side passage, detached garage and back of the property.

Ground floor

Entrance lobby

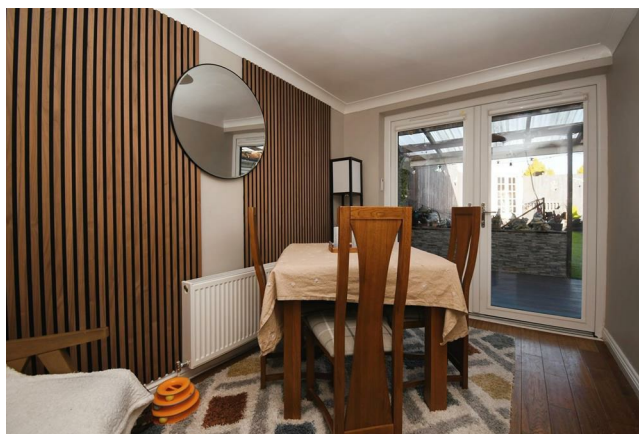
Composite entrance door, central heating radiator and wooden flooring. Leading to :

Lounge / dining room 26'5" x 11'8" (8.07m x 3.58m )



UPVC double glazed window, two central heating radiators and wooden flooring.

Sitting room 10'11" x 7'6" (3.35m x 2.31m )



UPVC double glazed French doors to the rear garden, central heating radiator and wooden flooring.

Kitchen 10'7" x 6'11" (3.25m x 2.12m )



UPVC double glazed window, central heating radiator, under stairs storage cupboard, tiled flooring and fitted with a range of floor and eye level units, contemporary worktops with upstand laminate above, sink with mixer tap, integrated dishwasher, double oven, microwave and induction hob with extractor hood above.

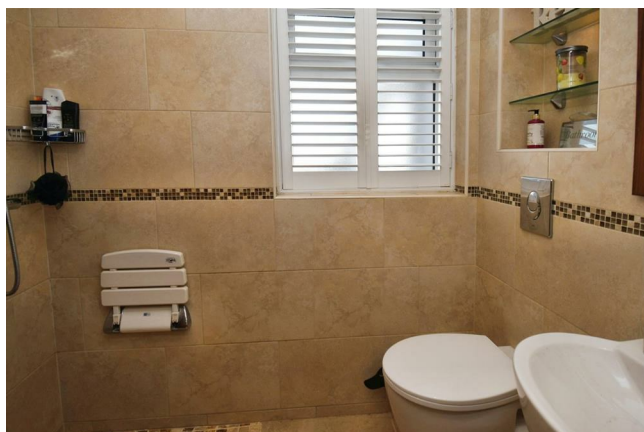
Utility area



UPVC double glazed door with side window, tiled flooring and fitted with a storage cupboard and

integrated fridge freezer, contemporary worktop and plumbing for a washing machine.

#### Wet room



UPVC double glazed window, central heating radiator, fully tiled, underfloor heating and furnished with a wall mounted shower and waterfall shower, wash basin with dual taps and low flush W.C.

#### First floor

##### Landing

With access to the loft hatch, UPVC double glazed window, over stairs storage cupboard and carpeted flooring. Leading to :

Bedroom one 14'2" x 8'7" (4.34m x 2.62m )



UPVC double glazed window, central heating radiator, fitted wardrobes and wooden flooring.

Bedroom two 11'11" x 8'6" (3.65m x 2.61m )



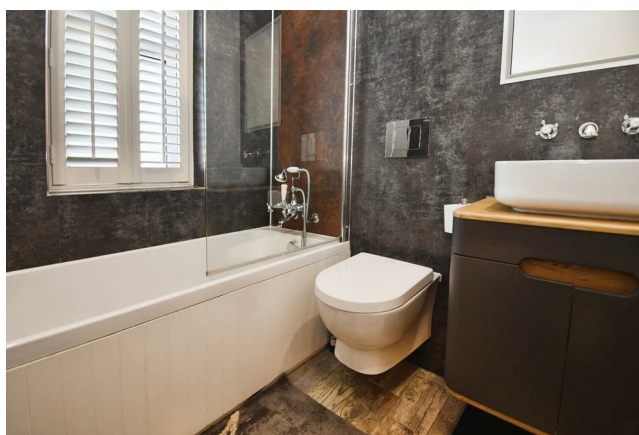
UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom three 9'4" x 6'1" (2.87m x 1.86m )



UPVC double glazed window, central heating radiator and carpeted flooring.

#### Bathroom



UPVC double glazed window, central heating radiator, panelled to splashback areas with tiled flooring and underfloor heating and furnished with a three-piece suite comprising panelled bath mixer tap / shower and waterfall shower, vanity sink with dual taps and low flush W.C.

#### Rear external



The enclosed rear garden is also low maintenance in design being partly laid to lawn with faux grass and enjoying wooden/composite decking seating areas with a further patio to enjoy in the summer months. The residence also benefits from having a garden room, raised pond and an outside tap.

#### Tenure

The property is held under Freehold tenureship



Council tax band  
Council tax band - D  
Local Authority - East Riding Of Yorkshire

EPC rating  
EPC rating - B

Material Information  
Construction - Standard  
Conservation Area - No  
Flood Risk - Low  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Basic 13 Mbps / Ultrafast / 1000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No

#### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

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.

#### 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.

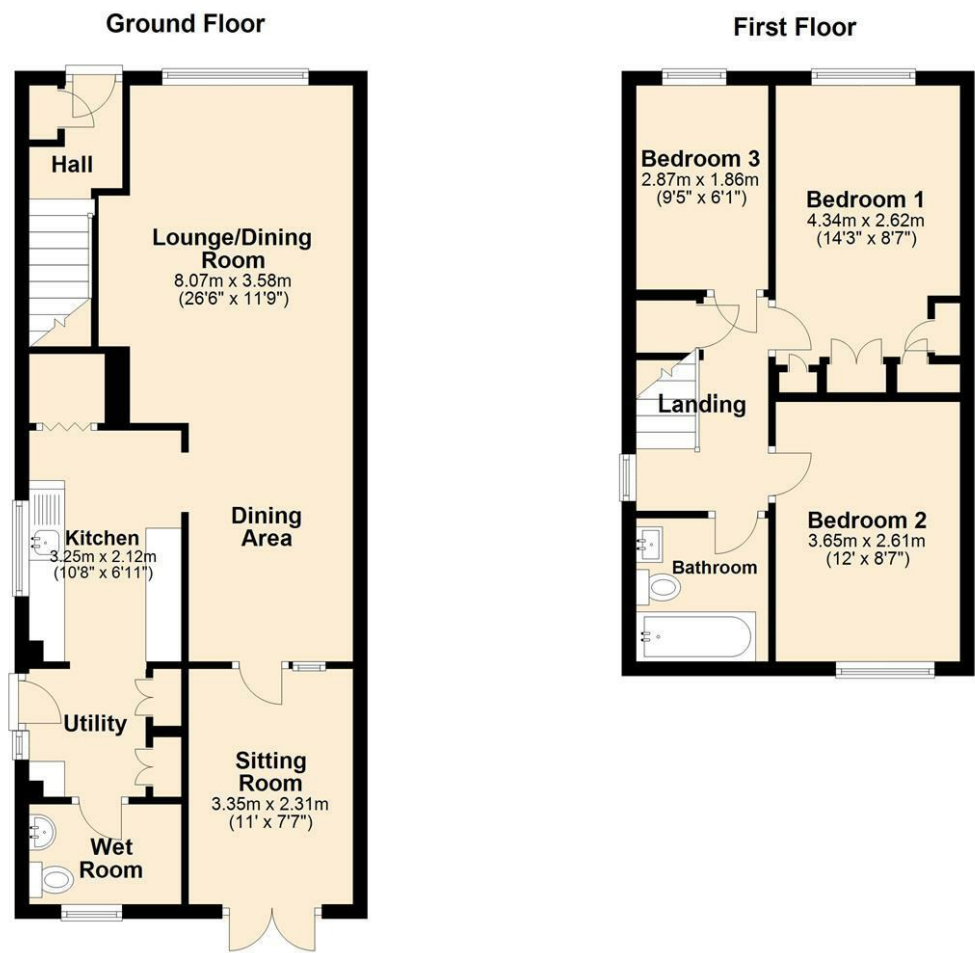
#### Free Market Appraisals / Valuations

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.

#### Whitakers Estate Agent Declaration

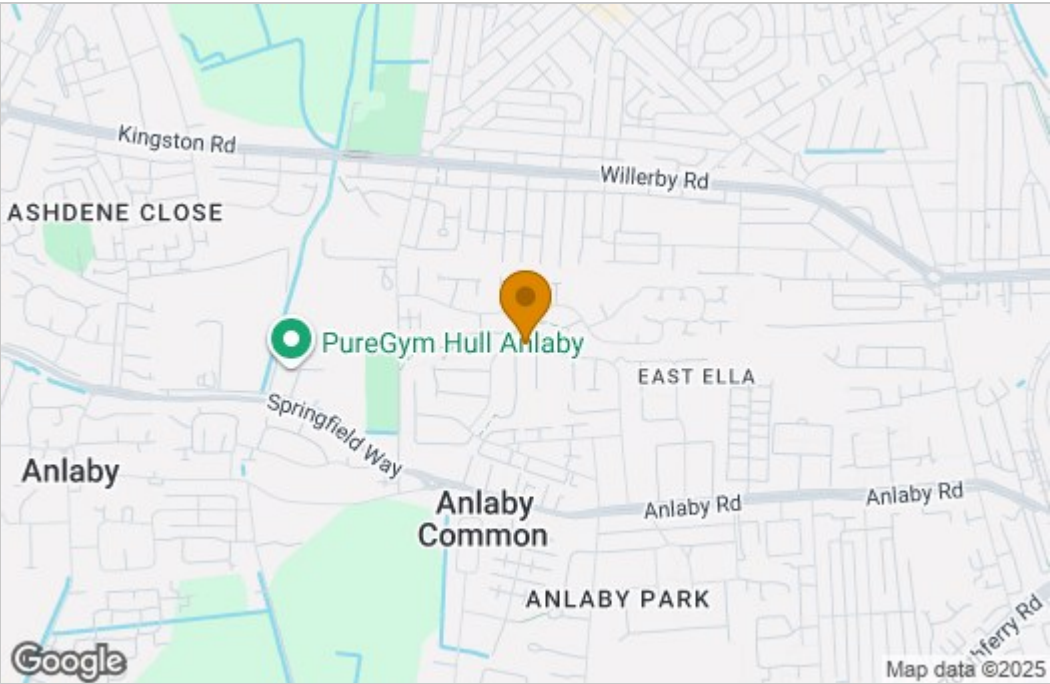
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Floor Plan

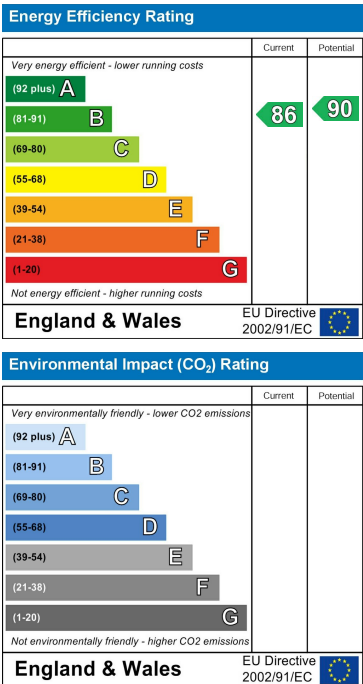


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.