

Whitakers

Estate Agents



21 Westlands Road, Hull, HU5 5NE

£110,000

No Onward Chain!

This three bed terrace is offered to the market with no onward chain, situated in a much sought after location on Westlands Road, well placed to access good local schools and boasts access to a wide range of local amenities, making this a great option for both first time buyers and families alike.

The property would benefit from some TLC / modernisation, however priced to reflect the work needed and gives any potential buyer the chance to put their own stamp onto the property without paying a huge premium for somebody else's work and tastes.

The main features include - entrance, front lounge, fitted kitchen / diner and ground floor bathroom suite. The first floor boasts three bedrooms (master fitted). Externally to the front of the property is a low maintenance walled garden, the rear garden is southerly in orientation making this a real sun trap, mainly laid to lawn with ten foot access at the rear.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance

Wooden front door leading into the entrance with central heating radiator.

Lounge 12'11 x 12'4 (3.94m x 3.76m)



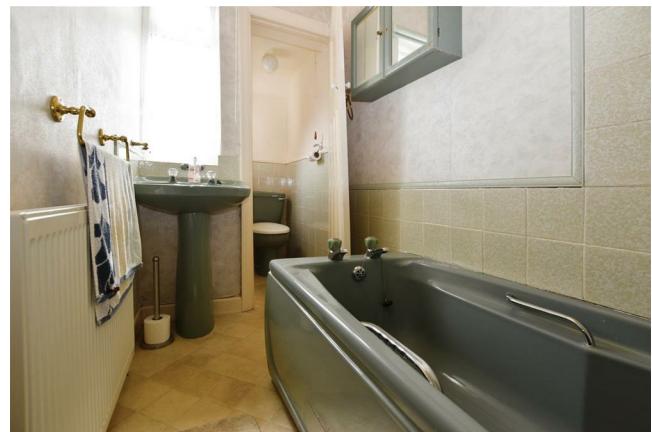
Wall mounted Gas fire with a tiled hearth and brick set surround. Double glazed bay window.

Kitchen / Diner 10'7 x 8'0 (3.23m x 2.44m)



Floor and eye level units with complimentary work surfaces and splash back tiling above, UPVC double glazed door and side windows. Central heating radiator.

Bathroom 8'0 x 4'1 (2.44m x 1.24m)



With a panelled bath and pedestal sink. UPVC double glazed window and a low flush W.C.

First Floor

Landing

Loft Hatch

Bedroom One 13'4 x 10'4 (4.06m x 3.15m)



With a range of fitted wardrobes, central heating radiator and UPVC double glazed bay with side window.

Bedroom Two 10'2 x 8'6 (3.10m x 2.59m)



UPVC double glazed window and central heating radiator.

Bedroom Three 6'9 x 6'2 (2.06m x 1.88m)
UPVC double glazed window and central heating radiator.

External



Walled low maintenance front garden. The rear garden is southerly in orientation, mainly laid to lawn with ten foot access.

Council Tax

Local Authority - Kingston-upon-hull (city And County Of)
Band - A

Tenure

The tenure is Freehold

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.

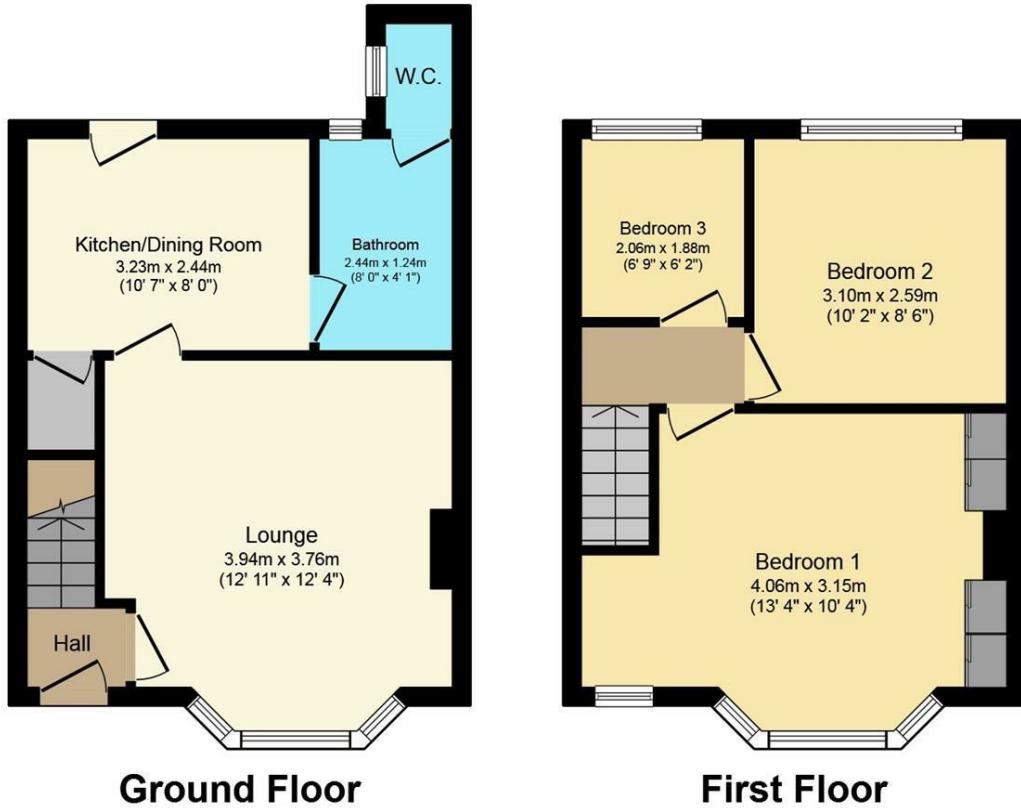
Free Market Appraisals / Valuations

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



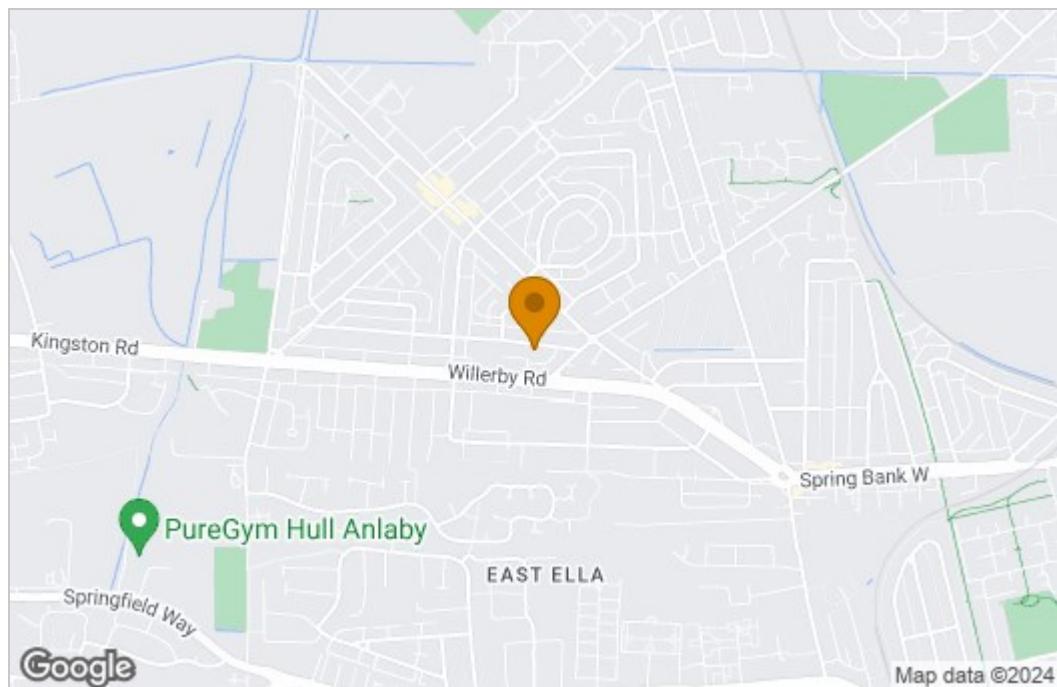
Ground Floor

First Floor

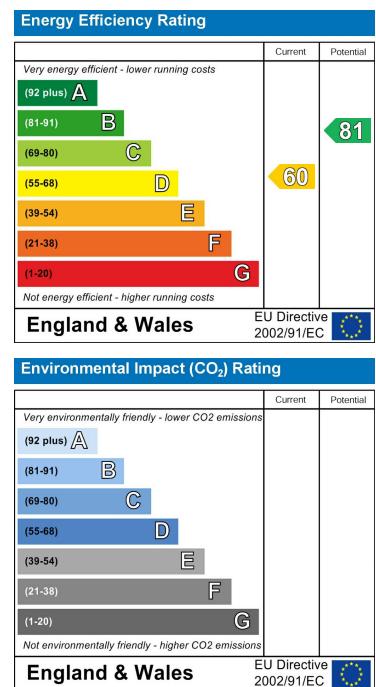
Total floor area 64.5 m² (695 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



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