Whitakers
Estate Agents

34 Westland Road, HU10 7PJ

Offers In The Region Of £465,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached family home which has been much extended and enhanced to a high standard throughout.

The internal layout comprises : entrance hall, bay fronted lounge, cloakroom, and dining room with open plan aspect to the sitting room and fitted kitchen.

The first floor boasts two double bedrooms, a good third room and a bathroom furnished with a four-piece suite. A fixed staircase ascends to the second floor with fourth bedroom and en-suite.

Externally there is a paved forecourt with a side drive that accommodates off-street parking.

A side gate opens to the generously sized rear garden which is mainly laid to lawn with mature borders, and complimented with a porcelain tiled patio seating area.

The accommodation comprises

Front external

Externally there is a paved forecourt with a side drive that accommodates off-street parking.

Ground floor
Porch

Porch
UPVC double glazed door opening to :

Hallway
Central heating radiator, carpeted flooring, and leading to :

Lounge 13'6" x 13'5" (4.12 x 4.10)

UPVC double glazed bay window, porthole window, central heating radiator, gas fire with mabled hearth and tiled inset, and carpeted flooring.

W.C.
UPVC double glazed window, central heating radiator, partly tiled to splashback areas, and furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

Dining room 17'4" x 11'6" (5.30 x 3.53)

Central heating radiator, gas fire with marbled inset / hearth, and carpeted flooring.

Sitting room 9'9" x 23'6" (2.98 x 7.18)

UPVC double glazed sliding doors to the rear garden, three UPVC double glazed windows, roof lantern, central heating radiator, and LVT flooring.

Kitchen 18'2" x 12'7" (5.55 x 3.85)

Two roof windows, central heating radiator, LVT flooring and underfloor heating, and fitted with a range of floor and eye level units, central island with seating space and storage below, marbled worktop with upstand above, sink with mixer tap, and a range of integrated appliances including : double oven, induction hob with extractor hood above, and dish-washer.

First floor

First floor landing
Stained glass window, and carpeted flooring. Leading to :

Bedroom one 13'5" x 13'4" (4.11 x 4.08)

UPVC double glazed bay window, porthole window, central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom two 14'10" x 11'6" maximum (4.54 x 3.53 maximum)

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

Bedroom three 13'5" x 5'10" (4.09 x 1.80)

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

Bathroom

Two UPVC double glazed windows, central heating radiator, party tiled to splashback areas with underfloor heating, and furnished with a four-piece suite comprising panelled bath with dual taps, walk-in enclosure with waterfall shower, vanity sink with mixer tap, and low flush W.C.

Second floor

Second floor landing
UPVC double glazed window, carpeted flooring, and leading to :

Bedroom four 12'2" x 16'1" (3.73 x 4.92)

Two roof style windows, central heating radiator, fitted wardrobes, and carpeted flooring.

En-suite

UPVC double glazed window, central heating radiator, walk-in enclosure with electric shower, vanity sink with mixer tap, an low flush W.C.

Rear external

A side gate opens to the generously sized rear garden which is divided into two halves with a gate, this opens to more lawn and a gravelled path leading to a greenhouse and vegetable beds. The garden is mainly laid to lawn with mature borders, and complimented with a porcelain tiled patio seating area. The 'Stuga' (Swedish cabin) is also included in the sale.

Aerial view of the property

Land boundary

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - KIK368034000
Council Tax band - D

EPC rating

EPC rating - C

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 10000 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.

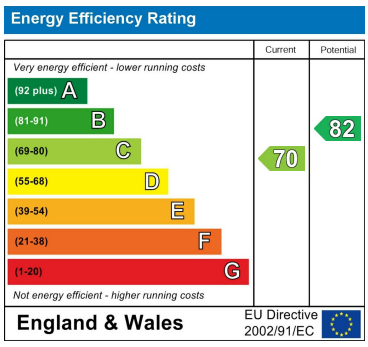
Whitakers Estate Agent Declaration

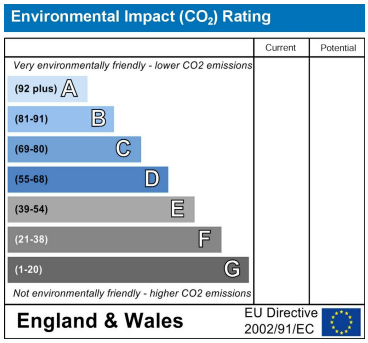
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

Area Map

Energy Efficiency Graph





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