

Whitakers

Estate Agents



47 Westbrick Avenue, Hull, HU3 5QJ

£175,000

Located on a modern development, this property offers convenient access to local amenities, schools, and excellent transport links, with easy reach of Hull city centre. With comfortable living spaces and a practical layout, it provides an ideal setting for modern day living.

Externally to the front approach, there is a paved forecourt with the kerb lowered to accommodate off-street parking for two vehicles.

Upon entering, the resident is greeted by a welcoming entrance hall that incorporates a cloakroom, and follows to a fitted kitchen / dining room, and spacious lounge.

A fixed staircase rises to the first floor which boasts two double bedrooms, a good third bedroom, and a bathroom furnished with a three-piece suite.

French doors in the lounge open onto a patio that overlooks the enclosed rear garden - mainly laid to lawn with gravelled borders, and a wooden decking seating area.

Taken together, this property would ideally suit first-time buyers, young professionals, or growing families seeking a well-connected and low-maintenance home. It also presents an excellent opportunity for investors looking for a property in a consistently popular area.

The accommodation comprises

Front external



Externally to the front approach, there is a paved forecourt with the kerb lowered to accommodate off-street parking for two vehicles.

Ground floor

Hall

Composite double glazed entrance door, central heating radiator, and carpeted flooring. Leading to :

Cloakroom

UPVC double glazed window, central heating radiator, and vinyl flooring. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

Kitchen / dining room 13'7" x 11'7" (4.16 x 3.54)



UPVC double glazed window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback panelling above, sink with mixer tap, and a range of integrated appliances including : oven with hob and hood above, fridge-freezer, washing machine, and dishwasher.

Lounge 14'9" x 11'6" (4.50 x 3.52)



UPVC double glazed French doors and window, central heating radiator, under stairs storage cupboard, and carpeted flooring.

First floor

Landing

With access to the loft hatch, central heating radiator, and carpeted flooring. Leading to :

Bedroom one 14'8" x 9'8" (4.49 x 2.95)



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom two 9'9" x 8'4" (2.98 x 2.56)



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

Bedroom three 6'6" x 6'4" (2.00 x 1.94)



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

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with vinyl flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



French doors in the lounge open onto a patio the overlooks the enclosed rear garden - mainly laid to lawn with gravelled borders, and a wooden decking seating area.

Additional features

The residence also benefits from having a wooden storage shed.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00040421004701

Council Tax band - A

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 3 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

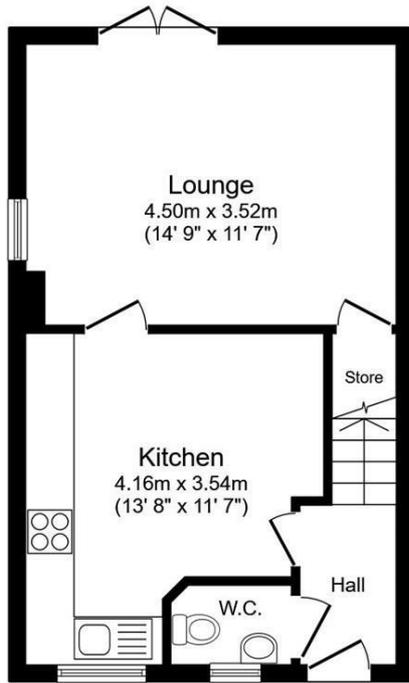
Free Market Appraisals / Valuations

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

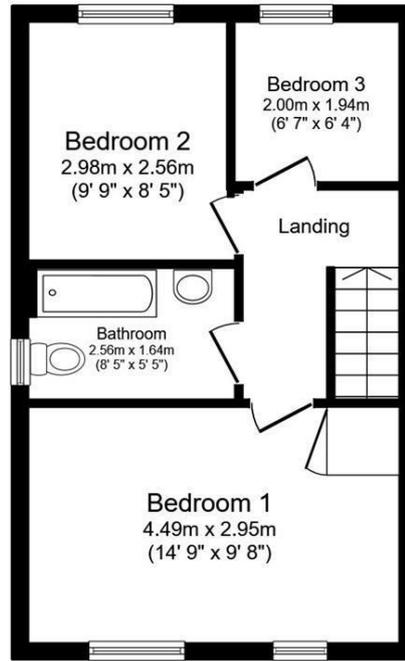
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Floor Plan



Ground Floor

Floor area 35.7 sq.m. (385 sq.ft.)



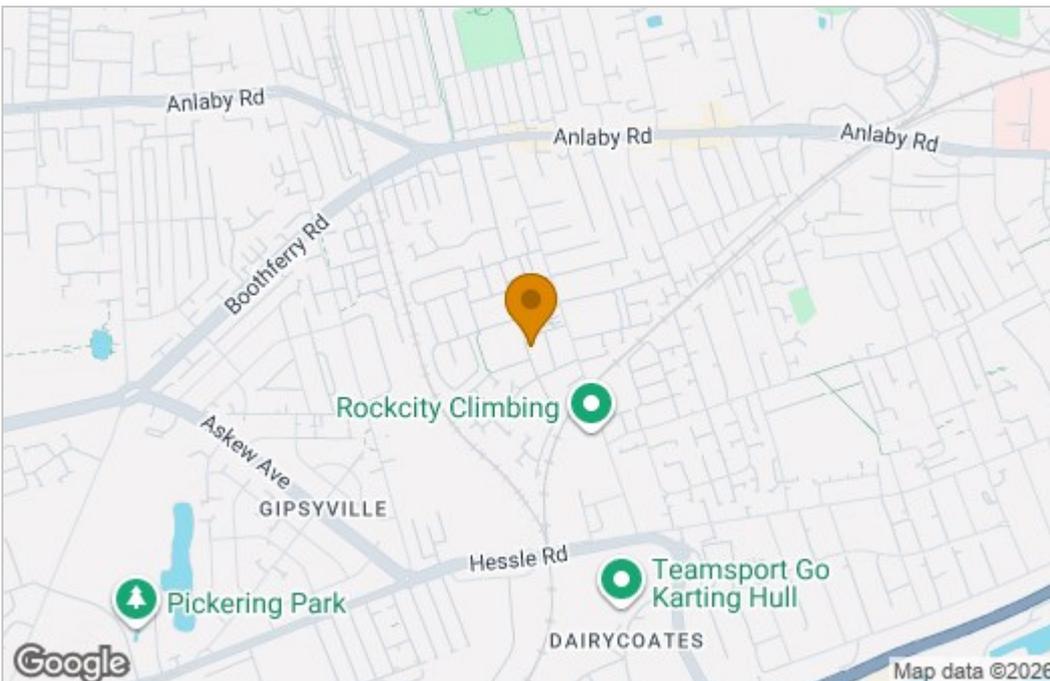
First Floor

Floor area 35.7 sq.m. (385 sq.ft.)

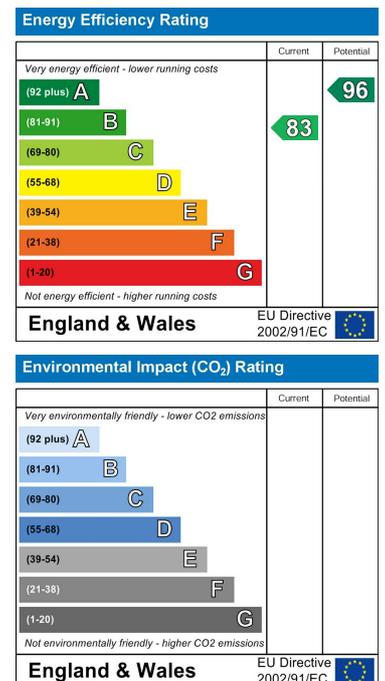
Total floor area: 71.5 sq.m. (769 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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