

Whitakers

Estate Agents



109 Westfield Road, Hull, HU4 6EB

£138,500

Ideally located within the highly sought-after Eastfield School catchment and within close proximity to an excellent selection of local amenities and transport links, this neatly presented end-terrace property would make an ideal starter home for a first time buyer or young family.

Upon entering, the resident is greeted by an entrance lobby that follows into the open plan lounge / dining room with access to the bathroom, and fitted kitchen.

Fixed stairs rise to the first floor which boasts a bay fronted master bedroom with built-in storage, and two good bedrooms.

Externally to the front aspect, there is a pave forecourt with the kerb lowered to accommodate off-street parking.

The rear garden is also low maintenance in design, being laid to lawn with faux grass and complimented by a slate chipping and planting borders. A path leads to a gate in the boundary fencing that opens onto the vehicle accessible ten-foot, and detached garage with up-and-over door, side access door and power laid on.

The accommodation comprises

Front external



Externally to the front aspect, there is a pave forecourt with the kerb lowered to accommodate off-street parking.

Ground floor

Hall

Composite double glazed entrance door with side window, central heating radiator, and laminate flooring. Leading to :

Open plan lounge / dining room



Lounge 14'6" x 11'10" (4.43 x 3.61)



UPVC double glazed bay window, central heating

radiator, fireplace with marbled inset and hearth, and laminate flooring.

Dining room 7'11" x 10'2" (2.42 x 3.11)



Feature stained glass window, central heating radiator, under stairs storage cupboard, and laminate flooring.

Bathroom



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

Kitchen 8'11" x 9'9" (2.73 x 2.98)



UPVC double glazed door and window, and

laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker.

First floor

Landing

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

Bedroom one 11'10" x 15'1" (3.62 x 4.60)



UPVC double glazed bay window, UPVC double glazed window, central heating radiator, built-in wardrobes, and carpeted flooring.

Bedroom two 10'7" x 8'10" (3.25 x 2.71)



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

Bedroom three 6'11" x 5'10" (2.12 x 1.80)



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

Rear external



The rear garden is also low maintenance in design, being laid to lawn with faux grass and complimented by a slate chipping and planting borders.

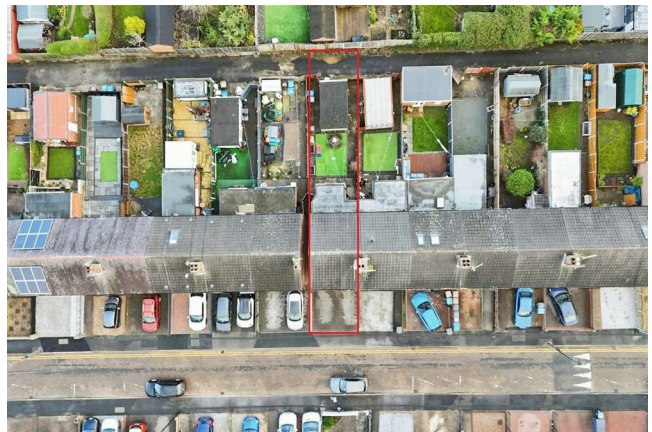
Garage

A path leads to a gate in the boundary fencing that opens onto the vehicle accessible ten-foot, and detached garage with up-and-over door, side access door and power laid on.

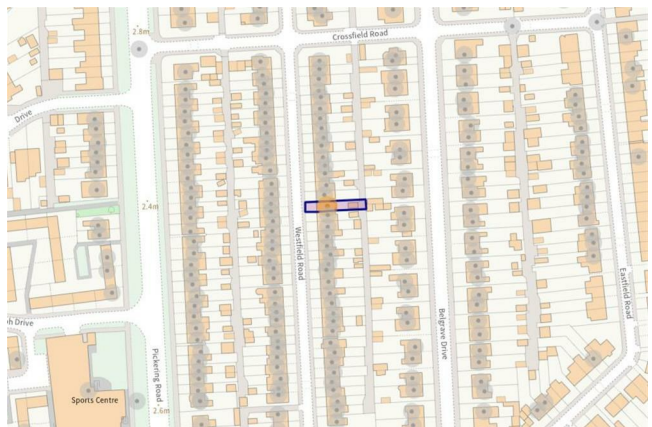
Additional features

The residence also benefits from having an outside tap.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenure

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030200010901

Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - 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.

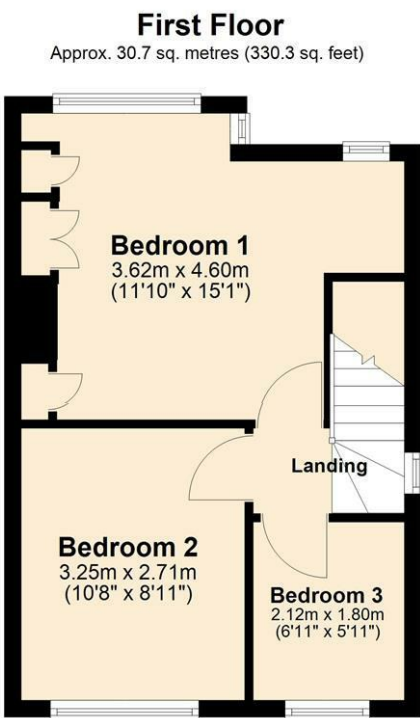
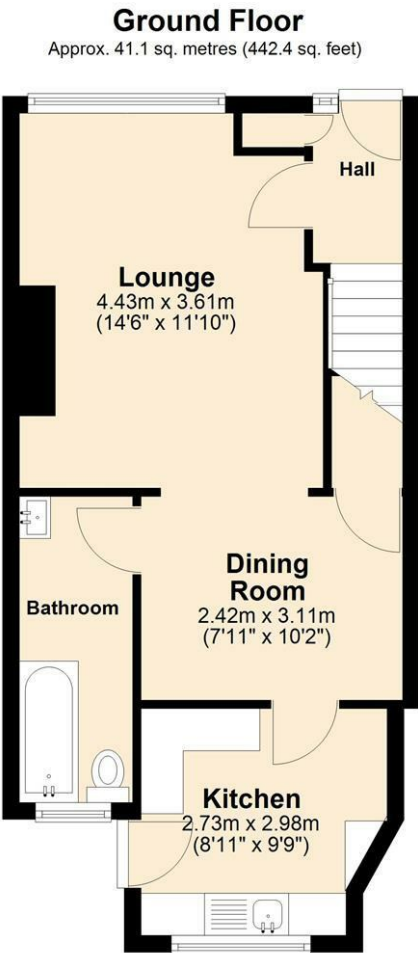
Free Market Appraisals / Valuations

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

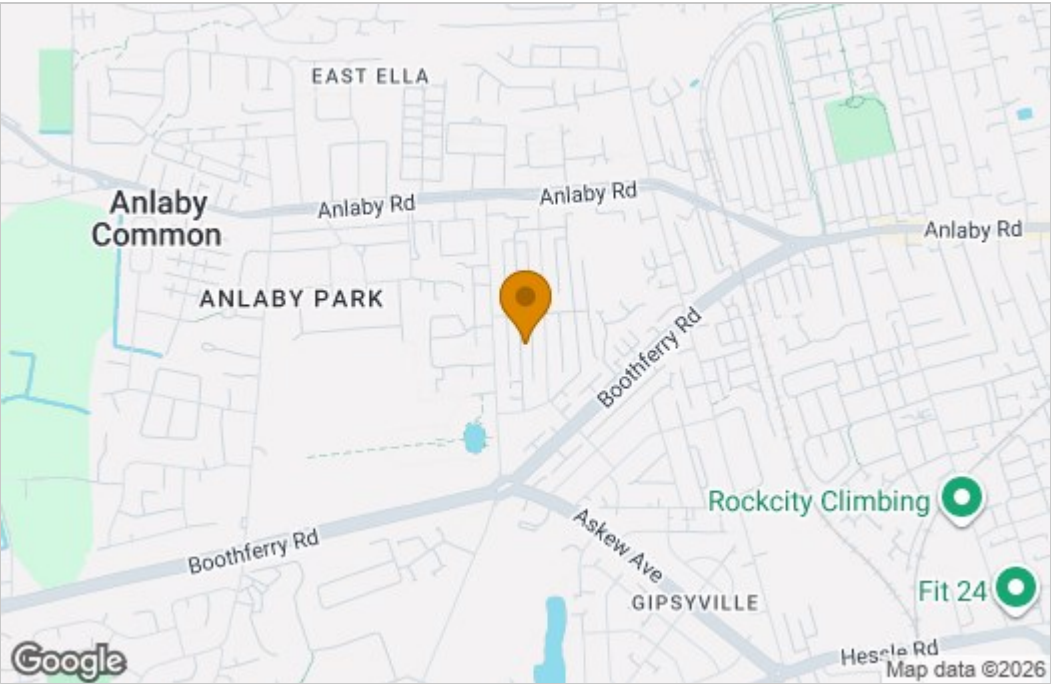
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Floor Plan

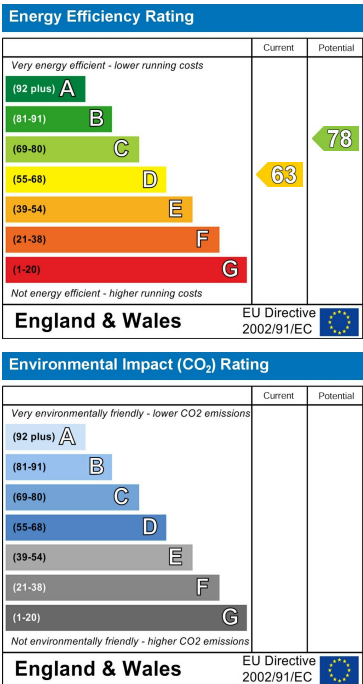


Total area: approx. 71.8 sq. metres (772.7 sq. feet)

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.