



85 Westborough Way, Hull, HU4 7SW

£239,950

Positioned just off Anlaby High Road, this thoughtfully extended and enhanced 1970s detached residence provides elegant, generously proportioned accommodation for modern family living, with amenities, transport links, and leisure facilities within easy reach.

Externally to the front aspect, there is paved forecourt that accommodates off-street parking. A side drive extends down the side of the property, towards the back of the plot.

Internally, the ground floor benefits from a spacious, largely open-plan design, incorporating an entrance hall, lounge, dining area, and a fitted kitchen with an adjoining cloakroom.

Upstairs, the first floor constitutes two double bedrooms - the master fitted with wardrobes, and a good third bedroom also fitted with a storage cupboard. All rooms are serviced by a shower room appointed with a three-piece suite.

French doors in the dining area extension open onto the enclosed rear garden, which is mainly laid to lawn with decorative planting, and complimented with patio seating areas.

The accommodation comprises

Front external



Externally to the front aspect, there is paved forecourt that accommodates off-street parking. A side drive extends down the side of the property, towards the back of the plot.

Ground floor

Entrance hall

Composite entrance door, central heating radiator, built-in storage cupboard, and laminate flooring. Leading to :

Open plan lounge / dining room 26'4" x 11'9"
(8.04 x 3.59)

Lounge



UPVC double glazed bow window, central heating radiator, gas fire place with marbled inset - hearth and surround, and laminate flooring.

Dining area



UPVC double glazed French doors, two central heating radiators, and laminate flooring.

Kitchen / breakfast room 19'11" x 16'4" (6.09 x 5.00)



UPVC double glazed door and window, central heating radiator, under stairs storage cupboard, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles

above, sink with mixer tap, plumbing for a washer and a dryer, and integrated oven with hob and extractor hood above.

Cloakroom



Central heating radiator, and fully tiled. Furnished with a two-piece suite comprising vanity sink with mixer tap, and low flush W.C.

First floor

Landing

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

Bedroom one 14'7" x 8'9" (4.45 x 2.67)



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

Bedroom two 11'7" x 8'9" (3.54 x 2.68)



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

Bedroom three 9'8" x 5'10" (2.95 x 1.78)



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

Shower room



UPVC double glazed window, central heating radiator, and fully tiled with laminate flooring. Furnished with a three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, vanity sink with mixer tap, and low flush W.C.

Rear external



French doors in the dining area extension open onto the enclosed rear garden, which is mainly laid to lawn with decorative planting, and complimented with patio seating areas.

Additional features

The residence also benefits from having a wooden storage shed, and an outside tap.

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 -
ANL268085000

Council Tax band - C

EPC rating

EPC rating - C

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 13 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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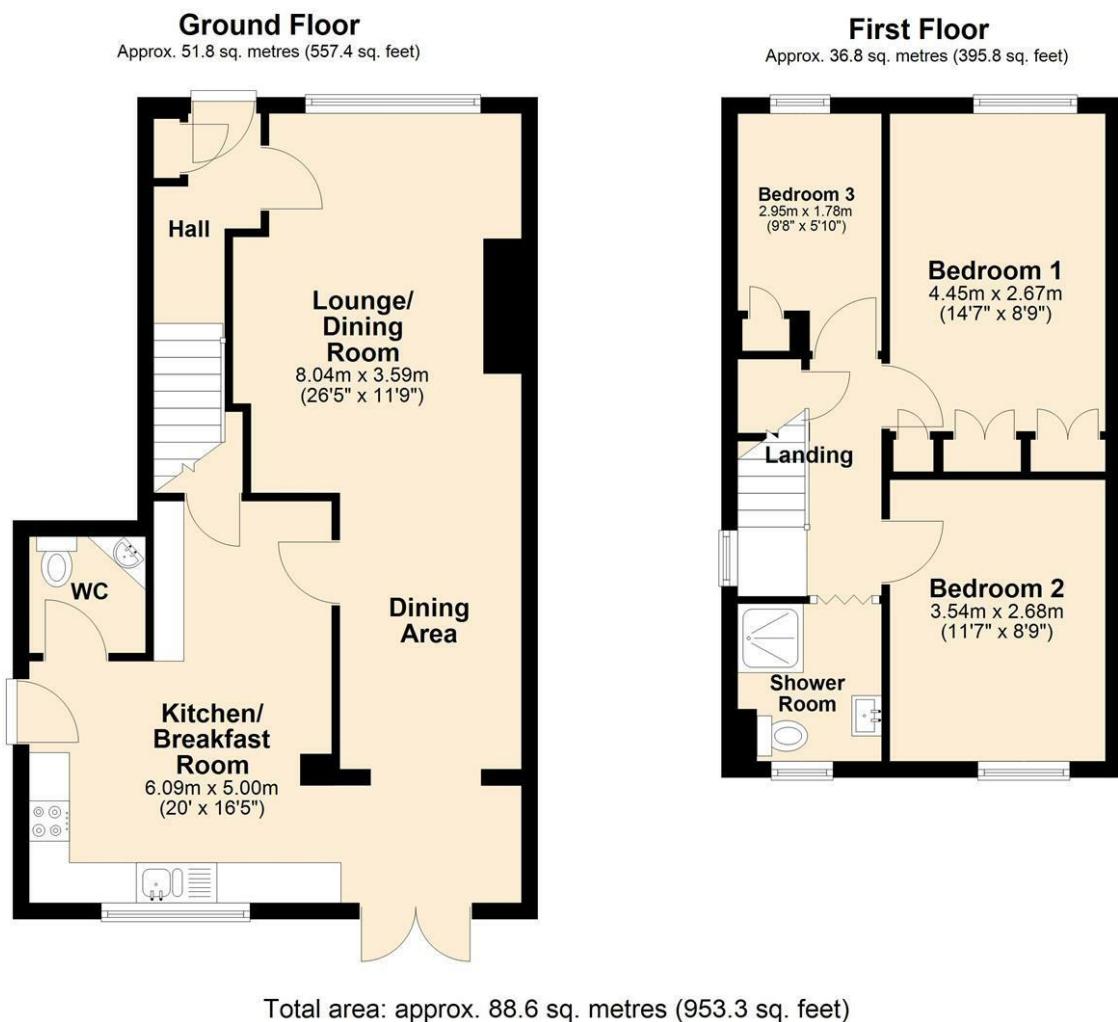
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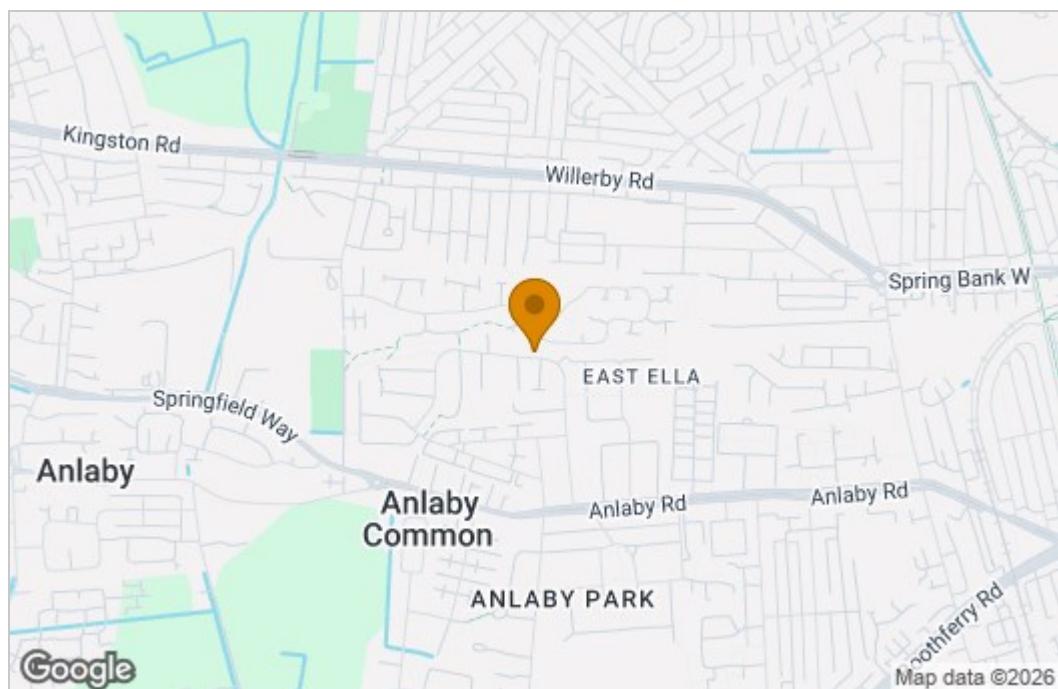
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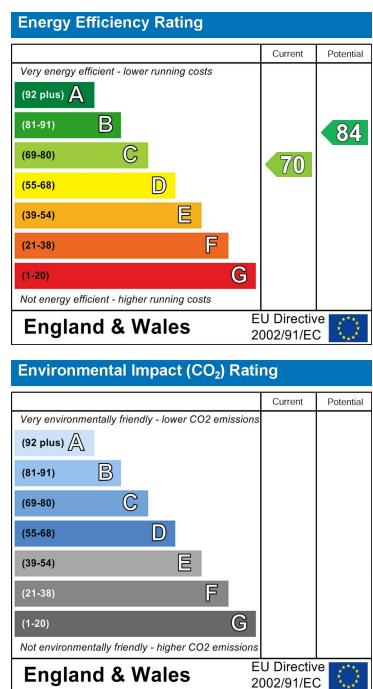
Floor Plan



Area Map



Energy Efficiency Graph



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