

# Whitakers

Estate Agents



**118 Westcott Street, Hull, HU8 8LZ**

**Asking Price £150,000**

SELLING WITH NO CHAIN A GREAT OPPORTUNITY FOR A GROWING FAMILY UNIT !

LOCATED IN A SOUGHT AFTER EAST HULL LOCATION, CLOSE TO WELL REGARDED LOCAL SCHOOLS AND AMENITIES THAT HOLDERNESS ROAD HAS TO OFFER, AND WITHIN CLOSE PROXIMITY TO THE POPULAR EAST PARK - THIS THREE BEDROOMED PROPERTY IS PRESENTED IN MOVE IN CONDITION, AND READY FOR THEIR NEXT OWNER TO SETTLE STRAIGHT IN.

INTERNALLY, THE PROPERTY OFFERS A SPACIOUS OPEN LIVING/DINING ROOM, CREATING A PRACTICAL AND SOCIAL SPACE FOR EVERYDAY LIFE. THE STYLISH KITCHEN IS WELL LAID OUT, AND THE CONVENIENTLY POSITIONED GROUND FLOOR BATHROOM FEATURES A VICTORIAN-STYLE SUITE. TO THE FIRST FLOOR ARE THREE GENEROUSLY SIZED BEDROOMS, PROVIDING COMFORTABLE ACCOMODATION FOR A GROWING FAMILY HOUSEHOLD.

EXTERNALLY, THE PROPERTY BENEFITS FROM LOW-MAINTENANCE, WELL PRESENTED GARDENS, ALONG WITH GATED REAR ACCESS TO THE ALLEYWAY.

EARLY INTERNAL VIEWING ENCOURAGED TO APPRECIATE.

### Entrance Hall

Double glazed front door with laminate flooring and a radiator. Entrance hall leads to the stairs to the first floor, and the doorway to the lounge.

### Lounge/Dining Room 23'4" x 11'5" (7.12 x 3.50)



Large bay window to the front aspect and a window to the rear. Carpet flooring throughout, and tastefully decorated and leads through to the kitchen. Comprises of under stairs storage cupboard.

### Kitchen 10'4" x 9'2" (3.17 x 2.80)



Lino flooring with partially tiled walls, a range cooker with an industrial style stainless steel, double sink, and a wooden door leading to a utility space and the downstairs bathroom.

### Utility Space



Shelved space for a washing machine and dryer. a great separate space to do laundry.

### Downstairs Bathroom 9'1" x 5'4" (2.78 x 1.64)



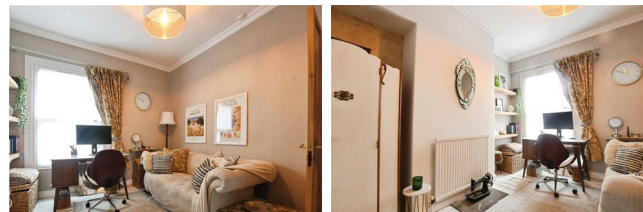
Conveniently placed downstairs bathroom with lino flooring, and fully tiled walls. Comprising of 3 piece bathroom suite, including a traditional, victorian style pedestal sink, a low level w/c and a bath with overhead shower.

### Bedroom 1 14'10" x 10'7" (4.53 x 3.23)



Laminate flooring with a UPVC window to the front and a storage cupboard. Provides additional built in storage.

### Bedroom 2 12'4" x 9'8" (3.76 x 2.96)



Original floorboards throughout, with a UPVC window to the rear and a radiator.

### Bedroom 3 12'2" x 9'3" (3.73 x 2.84)



Laminate flooring with a UPVC window to the rear with a variety of built in storage cupboards/wardrobes, and a traditional Victorian column radiator.

## Outside



To the rear of the property boasts a low maintenance garden, with access through a gate to the back alley.

### Council Tax

Hull City Council tax band A

### Tenure

Freehold

### EPC

EPC Rating E

### 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 sales 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.

### Material Information:

Construction - no

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

Planning - no

### 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.

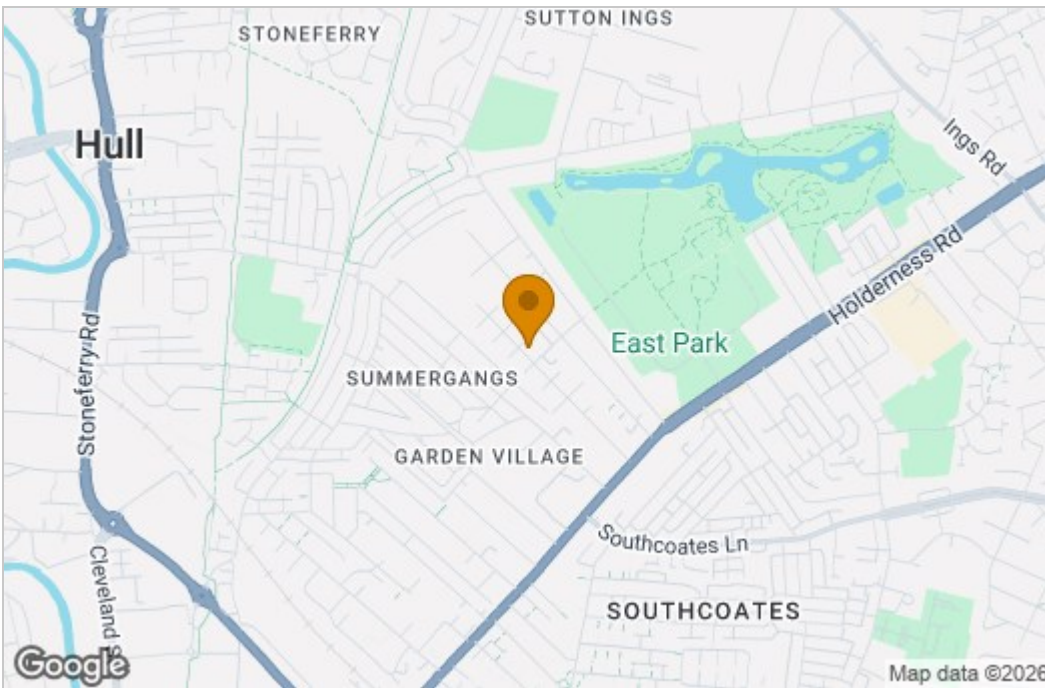
# Floor Plan



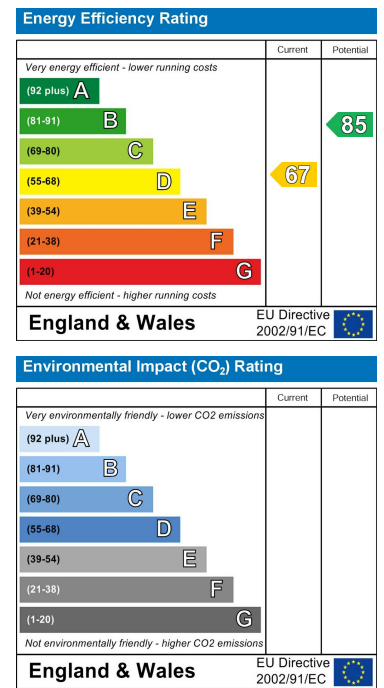
Total floor area: 97.6 sq.m. (1,050 sq.ft.)

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.