

# Whitakers

Estate Agents



**81 Westcott Street, Hull, HU8 8LU**

**Asking Price £140,000**

LOCATED IN A HIGHLY SOUGHT-AFTER AREA OF EAST HULL, THIS SPACIOUS THREE-BEDROOM FAMILY HOME OFFERS GENEROUS LIVING ACCOMMODATION AND PRESENTS AN EXCELLENT OPPORTUNITY FOR A WIDE RANGE OF BUYERS.

INTERNALLY, THE PROPERTY FEATURES THREE WELL-PROPORTIONED DOUBLE BEDROOMS, ALL BENEFITING FROM AMPLE STORAGE, ALONG WITH A BRIGHT AND VERSATILE OPEN-PLAN LIVING AND DINING AREA—PERFECT FOR BOTH EVERYDAY FAMILY LIFE AND ENTERTAINING GUESTS.

EXTERNALLY, THE HOME BOASTS A SOUTH-WEST FACING REAR GARDEN, IDEAL FOR ENJOYING AFTERNOON AND EVENING SUNSHINE, AS WELL AS OUTDOOR GATHERINGS.

OFFERING FANTASTIC POTENTIAL, THIS PROPERTY PROVIDES THE PERFECT CANVAS FOR BUYERS LOOKING TO ADD THEIR OWN STYLE AND CREATE A HOME TAILORED TO THEIR TASTE.

### Entrance Hall

Hardwood door with laminate flooring, and a radiator. Leading to:

### Lounge/Dining Area



UPVC Bay window to the front aspect and a hardwood window to the rear aspect, comprising of a gas fire and a radiator, with carpet throughout.

### Fitted Kitchen



Well presented fitted kitchen with a range of floor units comprising of a stainless steel sink, and a gas hob, with an integrated dishwasher, with a hardwood, double glazed window to the side aspect and lino flooring. - island and larder units are not part of the sale.

### Sun Room



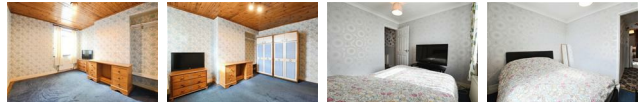
Convenient sun room to the rear of the property with tiled flooring and patio doors leading to the rear garden (the sellers currently do not hold a key for the patio doors).

### Bedroom 1



Spacious master bedroom with a large bay window to the front aspect. A wide range of fitted cupboard space, providing extra storage space, also comprising of a radiator.

### Bedroom 2



Window to the rear aspect, carpeted with a radiator.

### Bedroom 3

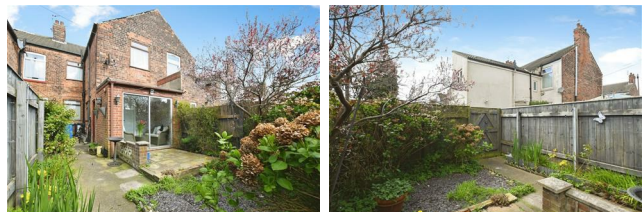
Carpeted double bedroom, with a window to the rear aspect, and a radiator.

### Bathroom



Well proportioned bathroom suite with a bath, low level WC and a vanity sink, providing extra storage space and a radiator. Offering lino flooring, with fully tiled walls.

### Gardens



South-West facing rear garden, low maintenance, offering access from the back alleyway.

### EPC

Council Tax  
Hull City Council tax band A

Tenure  
Freehold

**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 - brick under tile roof  
Conservation Area - no  
Flood Risk - Very Low  
Mobile Coverage/Signal - EE/Vodafone/O2/Three  
Broadband - Basic 8 Mbps Ultrafast 10000 Mbps  
Coastal Erosion - no  
Coalfield or Mining Area - no  
Planning - no

**Whitakers Estate Agent Declaration:**

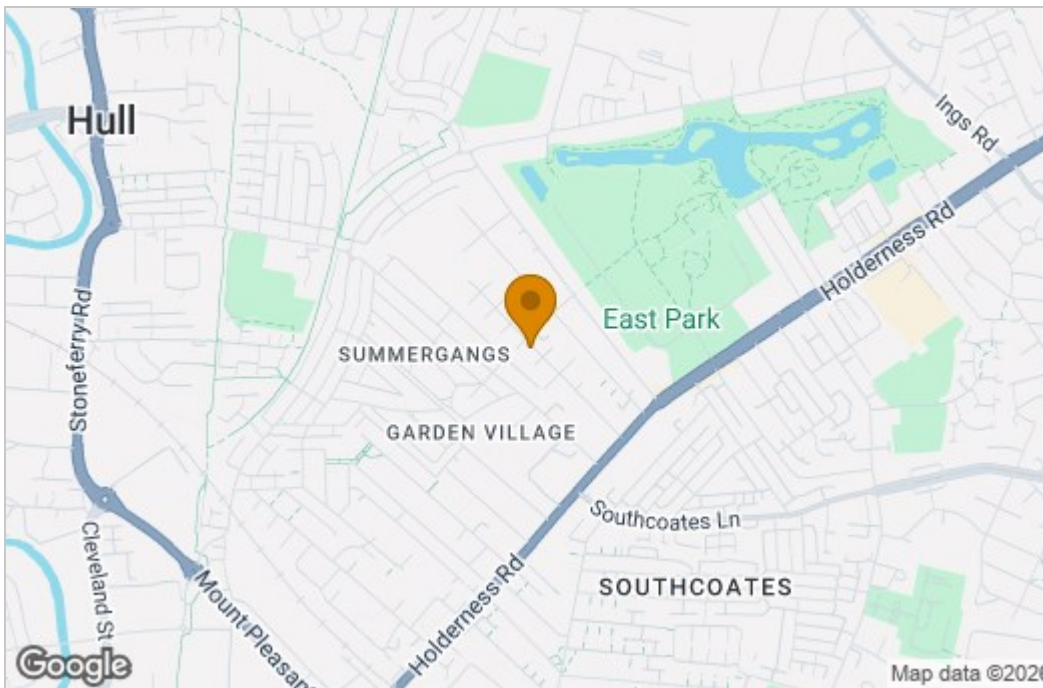
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# Floor Plan



Total area: approx. 101.6 sq. metres (1093.9 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.