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, compromising of a gas fire and a radiator, with carpet throughout.

Fitted Kitchen

Well presented fitted kitchen with a range of floor units compromising 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 compromising 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.

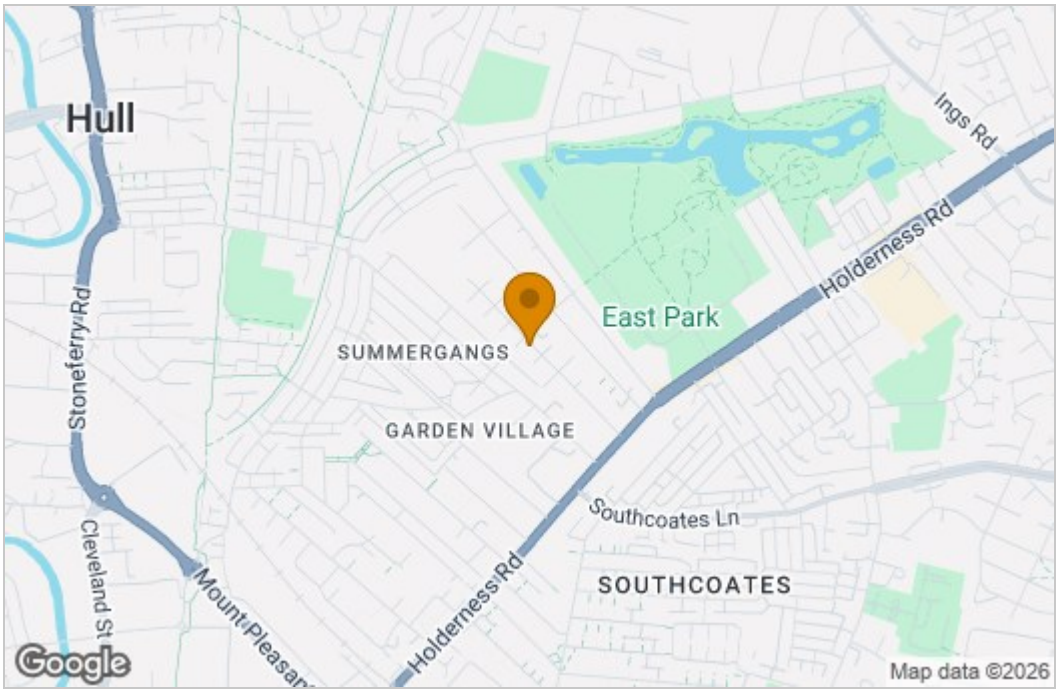
Material Information:
Construction - brick under tile roof
Conservation Area - no
Flood Risk - Very Low
Mobile Coverage/Signal - EE/Vodafone/O2/Three
Broadband - Basic 8 Mbps Ultrafast 10000 Mbps
Coastal Erosion - no
Coalfield or Mining Area - no
Planning - no

Whitakers Estate Agent Declaration:
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.

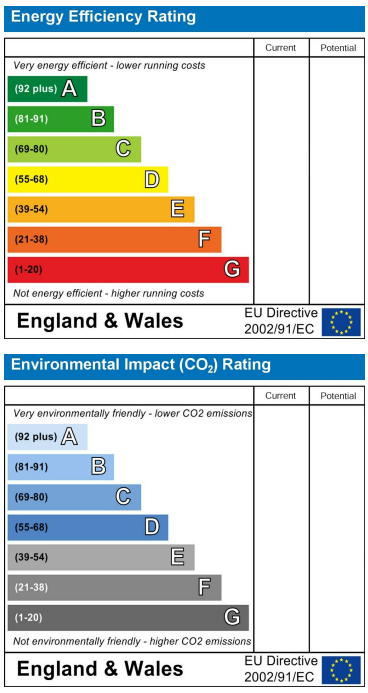
Floor Plan

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

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