

3 Bedroom Terraced House

Westfield Road, Hull, HU4 6EE

£149,950



• RECENTLY REFURBISHED THROUGHOUT • PRESENTED TO A HIGH STANDARD • MOVE INTO READY • RECENTLY INSTALLED KITCHEN • 3 BEDROOMS • OFF ROAD PARKING AND GARAGE • NO CHAIN INVOLVED





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A highly impressive mid terrace house which has been the subject of tasteful and stylish refurbishment throughout.

The property is now presented in show home and ready to move into condition.

This super smart property is arranged to 2 floors and comprises of an entrance vestibule/cloaks area which leads through to a very impressive generously proportion through lounge with the dining area. The kitchen has also been the subject of recent installation - a great domestic preparation area with integrated appliances. Adjacent to the kitchen is a modern shower room, which is conveniently situated to the ground floor.

To the first floor are 3 aesthetically pleasing bedrooms.

Outside to the rear, the garden is laid for ease of maintenance and further to create a patio/seating area.

The garage is also conveniently placed within the rear boundary.

Additionally, as one would expect from a property of this calibre, there is a gas central heating system and double glazing throughout.

Internal viewing is essential in order to appreciate the size and standard of the accommodation on offer!

The property is offered with vacant possession on completion and with no chain involved.

Location

Westfield Road is a highly popular residential area surrounded with a wealth of local amenities. There are busy shopping centres, retail parks and High street supermarkets close by.

Regular public transport connections provide easy access to Hull city centre and the surrounding West Hull villages.

The area is also well known for its catchment area for highly reputable schools, colleges and academies.

The Pickering and Peter Pan children's play parks are within walking distance, quite literally around the corner from the property.

Other amenities include a post office and health centre.

For those wishing to spend quality leisure time with friends and family, there are many well visited public houses and family restaurants to choose from.

Property Description

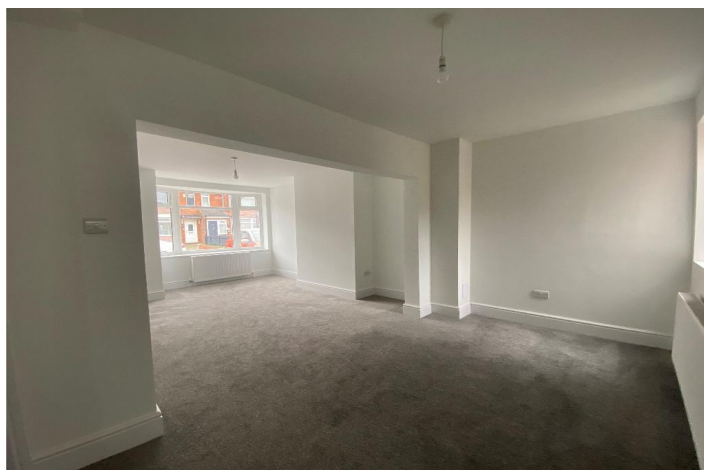
Ground Floor

Entrance - Composite double glazed front entrance door with matching side screen window leads through to the entrance vestibule/cloaks area.

Entrance Vestibule - Staircase off to the first floor.
Mid level dado rail.
Radiator.

Through Lounge/Dining Area - 22' 10" x 15' 0" (6.97m x 4.58m) Extremes to extremes narrowing to 3.6m
Dual aspect.
Double glazed bay window with aspect over the front garden area.
A further double glazed window with aspect over the rear garden area.
Under stairs cloaks/meter cupboard.
Radiators.

Kitchen - 14' 9" x 6' 3" (4.5m x 1.91m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.
Coordinating laminate work surface housing a hob, built in oven beneath and a stainless steel funnel hood extractor fan over with a stainless steel splash back surround.
A further work surface houses a single drainer sink unit with a swan neck mixer tap over.



Plumbing for automatic washing machine.
Space for upright fridge/freezer.
Coving.
Radiator.
Double glazed rear entrance door.

Shower Room - 3-piece suite comprising of a triple walk in shower enclosure with chrome effect shower over and contrasting tiled surround, matching pedestal wash hand basin and low flush W.C.
Double glazed opaque windows.
Wall mounted mirrored cabinet.
Radiator.



First Floor

Landing - Loft hatch through to the roof void.

Bedroom One - 14' 11" x 11' 8" (4.55m x 3.58m) Extremes narrowing to 3.15m to extremes narrowing to 1.35m within the recess.
Double glazed windows with aspect over the front garden area.
Radiator.



Bedroom Two - 10' 6" x 8' 7" (3.22m x 2.63m) Extremes to extremes.
Double glazed multi paned window with aspect over the rear garden area.
Built in cupboard housing the gas central heating boiler.
Radiator.



Bedroom Three - 6' 9" x 5' 10" (2.08m x 1.8m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Radiator.

Exterior

Rear Garden - Outside to the rear the area has been laid for ease of maintenance and further to create a patio/seating area.
High level timber gate providing access to the rear.
The garage is conveniently situated within the rear boundary with a service door from the main garden area.
The garage has power, light and up and over door.

Front Garden - The front garden area has been laid for ease of maintenance and further to create an off road parking space or hard standing area.



Council tax band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

