



175 Westlands Road

, Hull, HU5 5NY

Guide price £130,000



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Ground Floor:

Entrance Hallway

Entry to the front via UPVC double glazed door, with fixed staircase to the first floor, laminate flooring, radiator and door into:

Lounge

12'11" x 10'11" (3.96m x 3.34m)

A bright room to the front, with UPVC double glazed windows, newly fitted carpet, fireplace with decorative log burner (inset has been boarded ready but chimney lining need to finish install), under stairs storage and radiator.

Breakfast Kitchen

13'11" x 6'10" (4.25m x 2.09m)

A modern kitchen to the rear, fitted with a range of base and wall mounted units, laminated work surfaces with matching splashbacks, breakfast bar, inset stainless steel sink, inset four-ring gas hob with extractor over and built in oven below, space for washing machine, tumble dryer and fridge freezer. With two UPVC double glazed windows, UPVC double glazed door to the garden, laminate flooring and radiator.

First Floor:

Landing

Providing access to all first floor rooms.

Bedroom One

13'10" x 11'9" max (4.23m x 3.60m max)

A generous double bedroom to the front with UPVC double glazed windows, wardrobes for storage, carpet flooring and radiator.

Bedroom Two

8'1" x 8'0" (2.47m x 2.46m)

To the rear, with UPVC double glazed window, newly fitted carpet flooring and radiator.

Shower Room

5'5" x 4'11" (1.67m x 1.52m)

Fitted with a three-piece suite in white, comprising corner shower cubicle, wall mounted sink and low level WC. With UPVC double glazed window to the rear. chrome towel radiator, laminate flooring and tiling to the walls.

Outside

Externally, the front has off street parking for up to two vehicles via gravelled driveway and gated access to the rear garden via side pathway. The rear is enclosed and beautifully private, with low maintenance gravelled area for seating, lawn with gravelled twisting path between fruit trees and shrubbery and a hidden shed for storage. The end of the garden offers great potential for the new owner to finish off to suit their needs - perhaps a garage, summerhouse, further off street parking or just further landscaping.

Council Tax

We have been advised the property is council tax band A, payable to Hull City Council.

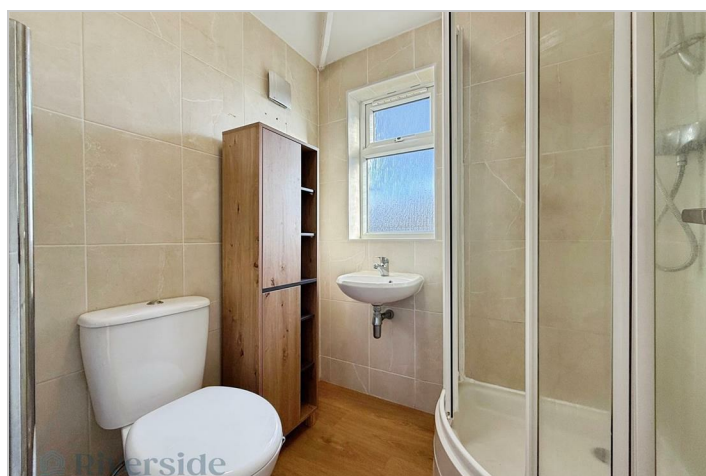
ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



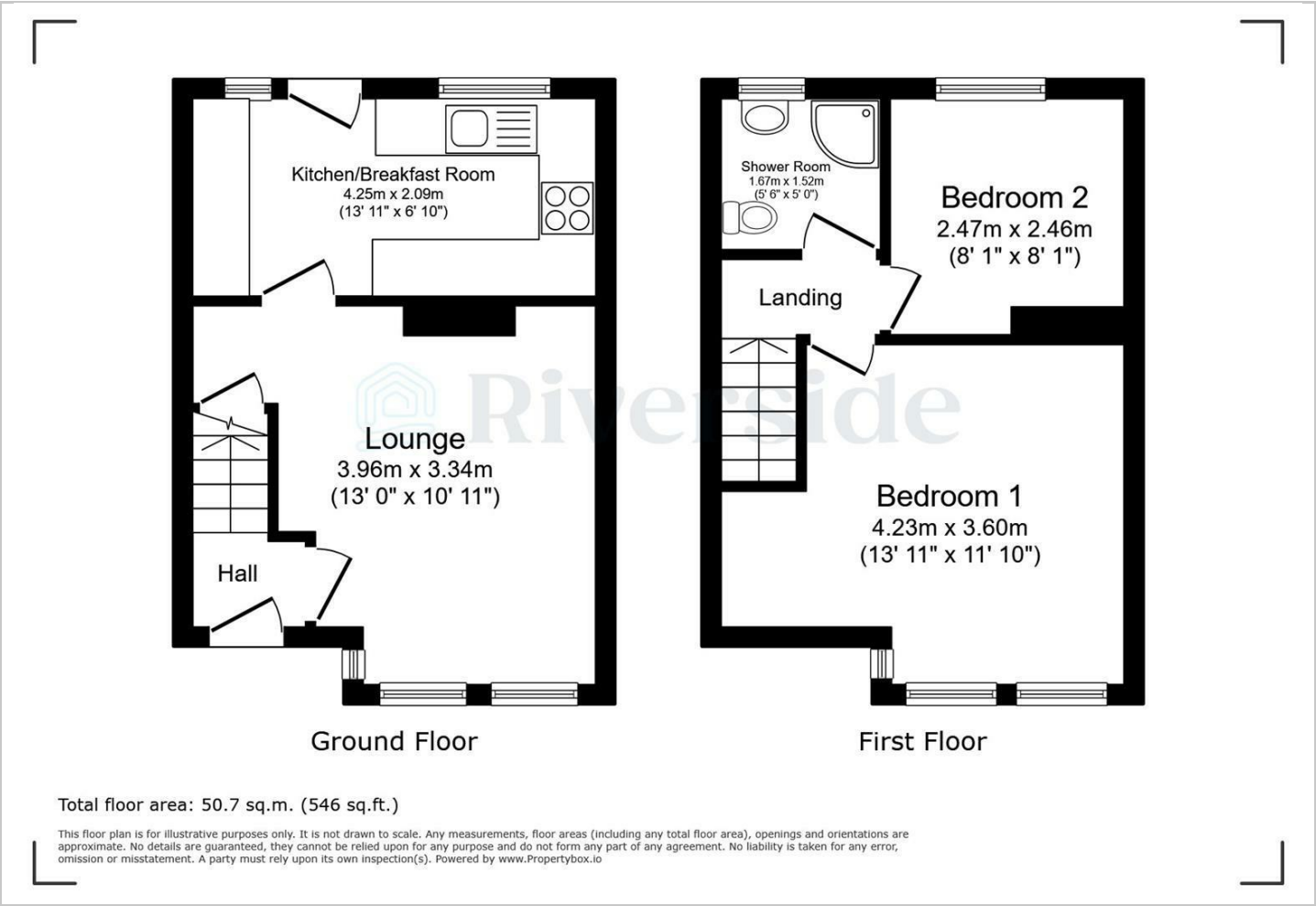
Hybrid Map



Terrain Map



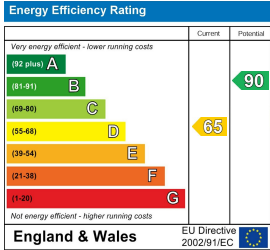
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

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.