Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

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189 Westlands Road, Hull HU5 5NY

£139,950

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- Superb end town house
- Offered with no chain
- Two bedrooms
- First floor modern shower room
- Spacious lounge dining room with feature walls
- Breakfast kitchen
- Stunning, good size garden
- Block sett parking to front
- Council Tax Band: A
- EPC Rating: D

Located within this popular area and presented to the market with no onward chain, this well presented end town house is now available to view. Offering deceptively spacious accommodation the property enjoys entrance vestibule, spacious lounge dining room with feature walls, breakfast kitchen and to the first floor there are two bedrooms and a modern shower room. To the front of the property there is off road, block sett parking. The rear South facing garden is superb with plenty of outdoor space and a store situated at the head of the garden. This property has such a lovely feel from the very moment you walk in to which an early viewing is an absolute must!

LOCATION

Westlands Road is located off Manor Road and Hotham Road South, which are both accessed from Willerby Road. Ideally situated for the amenities and facilities that Willerby Road has to offer with a good bus service connecting further afield. Hull city centre is approximately 3 miles East of the property.

Situated in East Yorkshire, on the banks of the Humber Estuary, Hull is a city boasting superb culture, attractions, industry and transport, all of which make it a fantastic place to call home. The historic Old Town and scenic waterfront have long attracted artists and poets, and now people flock to enjoy the eclectic shopping, vibrant nightlife, and rich culture of this dynamic city. Hull University is popular with both UK and overseas students. The Avenues which surround the University have such a cosmopolitan vibe with art, great restaurants and café bars. The M62 and Humber Bridge routes provide great commutability making it a popular place to live, with a main line railway station and two large bus companies serving the area and further afield.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE VESTIBULE

uPVC door with glazed insert leads in to entrance vestibule. Staircase to the first floor accommodation. Door into:

LOUNGE DINING ROOM

20'4" x 13'4" decreasing to 10'11"
Spacious lounge dining room with two feature stone walls, feature fireplace with log effect electric flame fire, dado rail and tv aerial point. A door leads into the dining kitchen.

DINING KITCHEN

14'4" x 12'7" (4.37m x 3.84m)
Having sealed unit double glazed window to the rear elevation and French wooden doors leading out into the rear garden. Fitted base and wall units with tiled work surfaces and splashbacks. One and a quarter bowl sink unit with drainer and mixer. Space and plumbing for washing machine. Double oven with gas hob, breakfast bar and fitted storage cupboard. Tiled effect wood laminate flooring.

FIRST FLOOR

LANDING AREA

BEDROOM 1

11'10" maximum x 13'11" maximum (3.61m maximum x 4.24m maximum)
Sealed unit double glazed windows to the front elevation.

BEDROOM 2

8'11" x 7'11" (2.72m x 2.41m)
Double glazed window to the rear elevation. Wood laminate flooring.

SHOWER ROOM

Sealed unit double glazed window to the rear elevation. Fully tiled walls. Modern three piece suite in white enjoys wall hung half pedestal wash hand basin, low level w.c. and independent shower cubicle.

OUTSIDE

To the front of the property there is a dropped kerb with block sett driveway providing off street parking.

The rear garden is absolutely stunning with an established garden with a long sweeping lawn with steppingstones leading to the head of the garden and an array of shrubbery and plants including a superb Acer tree and an arrangement of bushes and trees providing a kaleidoscope of colour and texture. The rear garden is of very good proportions. At the head of the garden is a garden store with uPVC door and covered area.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from sealed unit double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.