



**QUICK & CLARKE**  
The Property Specialists

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**35 Westborough Way, Hull HU4 7SW**  
**Guide Price £210,000**

- Detached dormer bungalow
- Popular location
- Three bedrooms
- Modern fitted kitchen
- Spacious lounge
- Modern shower room
- Well maintained gardens
- Side driveway and garage
- Viewing a must
- EPC: D Council tax band C

Enjoying a prime location, we are delighted to present to the market this well presented and maintained detached dormer bungalow. The property enjoys uPVC double glazing and gas central heating, and the meticulous accommodation offers entrance hallway, modern fitted kitchen with built-in appliances, lounge, fitted bedroom with French doors to garden, modern shower room, utility cupboard and to the first floor there are two further bedrooms. The gardens are well presented and a side driveway leads down to a detached garage. Viewing is most definitely a must to appreciate not only the versatility of accommodation but how beautifully looked after this property truly is.

#### LOCATION

Westborough Way is located off Anlaby High Road and is a popular area with local amenities on Hull Road, Anlaby. Anlaby village centre is a short journey away and Hull City Centre lies approximately three 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. It's no surprise that in 2017 Hull was awarded the UK City of Culture, an accolade that came with a large investment in the city's historic past and bright future. With such an eclectic variety of shops, restaurants, bars and museums Hull is a great family day out.

The city has two big rugby clubs; Hull FC and Hull KR, and Hull City football club which has been in the Premier League several times. The KCOM stadium hosts the matches for the football. Hull Fruit Market on the Humber front had a huge refurbishment to provide a truly vibrant foodie paradise with cafes, bistros, restaurants, and small bespoke businesses. You can enjoy refreshments surrounded by the boats on the Marina.

The Old Town of Hull including The Land of Green Ginger has such a vast array of historical architecture with a great selection of museums. The Art Museum next to Princes Quay has such beautiful views with regular events.

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

A uPVC door to the side of the property leads into:

#### ENTRANCE HALLWAY

Staircase leading to the first floor accommodation and utility cupboard with space and plumbing for washing machine within.

#### LOUNGE

16'11" x 9'9" (5.16m x 2.97m)  
uPVC double glazed picture bay window to the front elevation, Adam style fire surround with tiled back and hearth incorporating electric flame fire and TV aerial point.

#### KITCHEN

10'7" x 8'8" (3.23m x 2.64m)  
uPVC double glazed window to the front elevation, modern light grey base and wall units with work surfaces and tile splashbacks, double electric oven with gas hob and extractor, integrated dishwasher and integrated fridge freezer.

#### BEDROOM 1

13'4" x 9'9" maximum (4.06m x 2.97m maximum)  
uPVC double glazed French doors opening out into the rear garden and fitted wardrobes providing hanging and storage facilities.

#### SHOWER ROOM

8'8" x 5'9" (2.64m x 1.75m)  
uPVC double glazed window to the rear elevation, fully tiled with modern suite comprising wash hand basin set in vanity unit, low level w.c. and independent shower cubicle. Linen cupboard.

#### FIRST FLOOR

#### LANDING

Velux roof window.

#### BEDROOM 2

14'9" x 9'11" maximum (4.50m x 3.02m maximum)  
uPVC double glazed window to the front elevation and fitted wardrobes providing hanging and storage facilities.

#### BEDROOM 3

9'11" x 9'6" (3.02m x 2.90m)  
uPVC double glazed window to the rear elevation.

#### OUTSIDE

To the front of the property there is a small, low maintenance enclosed garden. Parking is provided via a concrete sett side driveway is accessed via wrought iron gates providing off-street parking for several vehicles and leading down to the brick built garage which has up-and-over door, power and light.

A gate leads into the rear garden which is predominantly laid to lawn with a patio.

#### 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 uPVC double glazing.

#### TENURE

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

#### COUNCIL TAX

The Council Tax Band for this property is Band C.

#### Agents notes

There is information relating to this property which prospective purchasers may wish to enquire within the branch.

#### 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 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

#### EPC RATING

For full details of the EPC rating of this property please contact our office.



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.

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, built appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor C2022