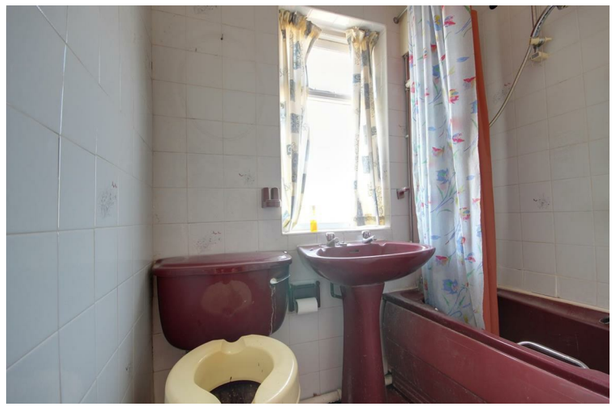

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

44 Westfield Road, Hull HU4 6ED

£119,950

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

- 3 bedrooms
- 2 reception rooms
- Requires modernisation
- No onward chain
- Sought after area
- Close to Eastfield School
- EPC: Awaited

Requiring modernisation, and offered with no onward chain, a very well proportioned, traditional three bedroom mid-terrace. Situated on a one way street in this highly regarded residential location offering three bedrooms and two separate reception rooms, the property also has the benefit of a first floor bathroom and gardens to both front and rear. In addition there is a garage with access off a tenfoot and also the potential to create further parking to the front similar to neighbouring properties and subject to the necessary permissions.

LOCATION

The property is located in this highly regarded residential area which lies just off Anlaby Road on the Western side of Hull. Accessed off Belgrave Drive, the property lies conveniently close to Eastfield Primary School and with good transport links into the town centre from Anlaby Road or Boothferry Road which lie close by.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

5'3" x 2' (1.60m x 0.61m)
Double uPVC French doors with obscured glass panels and windows to either side opening onto an original timber framed glass panelled door into the entrance hall.

ENTRANCE HALL

11'5" x 5'1" (3.48m x 1.55m)
Stairs to the first floor accommodation and storage heater.

LIVING ROOM

13'10" x 11'4" (4.22m x 3.45m)
A well proportioned room with a bay window to the front elevation and an electric fire set in the fireplace with shelving in alcoves to either side.

DINING ROOM/SITTING ROOM

15'7" x 11'4" (4.75m x 3.45m)
Gas fire (untested) set on a tiled fireplace with ornate wooden surround, cupboards to alcoves either side, door overlooking the rear garden and cupboard under the stairs.

KITCHEN

11'4" x 5' (3.45m x 1.52m)
A range of wall and base storage units, laminate work surfaces, stainless steel sink and drainer, windows to two aspects and uPVC glass panelled door opening onto the rear garden.

FIRST FLOOR

LANDING

Access to the loft.

BEDROOM 1

12'9" x 10'11" (3.89m x 3.33m)
Bay window to the front elevation.

BEDROOM 2

10'1" x 10'9" (3.07m x 3.28m)
Built-in wardrobes, one housing the hot water tank, and window to the rear elevation.

BEDROOM 3

6'10" x 5'11" (2.08m x 1.80m)
Window to the front elevation.

BATHROOM

5'11" x 5'9" (1.80m x 1.75m)
Three piece sanitary suite comprising pedestal hand wash basin, panelled bath, low level w.c., window to the rear elevation and fully tiled walls.

FRONT GARDEN

The property is set back from the road with an enclosed forecourt garden which has been laid under gravel for ease of maintenance. Neighbouring properties have created additional parking on the front and there is the potential for this subject to the necessary permissions.

REAR GARDEN

Immediately adjacent to the kitchen door is a small concrete yard with a large shed for storage. A gate provides access onto a garden which offers a blank canvas for anyone wanting to create an attractive seating area or vegetable plot.

A gate to the rear provides access onto a tenfoot and to one side is a garage, which has a breezeblock wall where the original up-and-over door would have openened onto the tenfoot, and which is currently used as a shed with courtesy door to one side.

SERVICES

All mains services are available or connected to the property.

DOUBLE GLAZING

The property benefits from partial 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 B.

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 Cottingham office on 01482 844444 or email cottingham@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 and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023