



**QUICK & CLARKE**  
The Property Specialists

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**187 Westlands Road, Hull HU5 5NY**  
**£135,000**

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

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- Traditional town house
- No forward chain
- Extended
- In excess of 900 sq ft
- Spacious lounge/dining room
- Modern kitchen; Downstairs wet room
- 2 double bedrooms; First floor shower room
- Southerly facing garden & single garage via tenfoot
- Viewing a must
- EPC Rating: C; Council Tax Band: A

Located within this popular residential area we are delighted to present to the market this aesthetically pleasing and extended 1930's town house. Offered with no chain, the well presented accommodation enjoys entrance hallway, lounge/dining room, modern fitted kitchen with built-in appliances, rear lobby with storage cupboard, downstairs wet room and to the first floor there are two good size double bedrooms and a modern shower room.

The Southerly facing rear garden provides great outdoor space and there is a single garage which is accessed via the tenfoot. An ideal first time buyer/investment opportunity and an early viewing is a definite 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

A uPVC door with glazed inserts leads into:

### ENTRANCE HALLWAY

Staircase leading to the first floor accommodation. A door leads into:

### LOUNGE/DINING ROOM

20'4" x 14' decreasing to 10'10" (6.20m x 4.27m decreasing to 3.30m)  
uPVC double glazed window to the front elevation and access to the understairs storage cupboard which houses the utility meters.

### KITCHEN

12'3" x 8'1" (3.73m x 2.46m)  
uPVC double glazed window to the rear elevation, an extensive range of Shaker style base and wall units with work surfaces and tile splashbacks, freestanding cooker, sink unit with drainer, integrated fridge freezer and plumbed in freestanding washing machine. Door into:

### LOBBY

Double storage cupboard and uPVC door to garden.

### WET ROOM

Non-slip floor and shower area, low level w.c. and pedestal wash hand basin.

### FIRST FLOOR

### LANDING

With double door storage cupboard.

### BEDROOM 1

14' decreasing to 10'10" x 11'10" (4.27m decreasing to 3.30m x 3.61m)  
uPVC double glazed windows to the front elevation. Fitted wardrobes. Recessed dressing area with uPVC double glazed window.

### BEDROOM 2

21'2" x 9'4" decreasing to 7'3" (6.45m x 2.84m decreasing to 2.21m)  
uPVC double glazed window to the rear elevation. A large room with fitted wardrobes to the head.

### SHOWER ROOM

7'1" x 5'1" (2.16m x 1.55m)  
Three piece modern suite in beige comprising low level w.c., pedestal wash hand basin, independent shower cubicle and tiled splashbacks to wet areas

## OUTSIDE

To the front of the property is a small enclosed garden.

The South facing rear garden features a beautiful lawn with a vast well maintained all seasonal planted area borders. At the head of the garden is a tenfoot which provides access via a gate to the single garage.

## 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).

## 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



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 floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metapex ©2024