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QUICK & CLARKE

The Property Specialists

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62 Westfield Road, Hull HU4 6ED

Offers in the region of £165,000

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- Traditional bay fronted townhouse
- Off street parking to the front for several vehicles
- Modernised to a beautiful standard throughout
- Three bedrooms (two fitted)
- Two reception rooms
- Contemporary fitted kitchen
- Low maintenance south westerly facing garden
- Viewing an absolute must !
- Council Tax Band: B
- EPC Rating: E

Located in this ever popular residential area and such an ideal first time purchase, this meticulously presented modernised mid-townhouse is one to most certainly view. The property enjoys majority uPVC double glazing, gas central heating and in brief has entrance hallway, two reception rooms, contemporary fitted kitchen with built-in appliances and to the first floor there are three bedrooms, two of which are fitted and a modern bathroom. The low maintenance garden is south westerly facing and provides great outdoor space. The property is simply ready to key turn and move into and an early viewing is a most definite must.

LOCATION

Westfield Road is located off Belgrave Drive which is off Anlaby High Road and lies within ease of reach of access for all local amenities and only 2.5 miles west from the City centre of Hull.

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 HALLWAY
A white uPVC door with side windows and storm canopy above leads into the entrance hallway having staircase leading to the first floor accommodation and door into the lounge dining room.

DINING ROOM
15'6" x 9'1" (4.72m x 2.77m)
uPVC double glazed window to the rear elevation. Fitted storage cupboard and square opening into the lounge.

LOUNGE
13'7" into bay x 11'7" (4.14m into bay x 3.53m)
uPVC double glazed walk-in bay window to the front elevation. Wall mounted fire and tv aerial point.

KITCHEN
10'8" x 7'8" (3.25m x 2.34m)
uPVC double glazed window overlooking the rear garden and uPVC door with glazed inserts leads out into the rear garden. An extensive range of contemporary grey gloss finished base and wall units with drawers, laminate work surfaces and tiled splashbacks. Ceramic hob with perspex splashback and feature extractor. Single electric fan oven. Space and plumbing for washing machine and space for fridge freezer. Tiled effect flooring.

FIRST FLOOR

LANDING
With access to loft.

BEDROOM 1
13'2" x 9'0" (4.01m x 2.74m)
uPVC double glazed walk-in bay window to the front elevation. Full wall of walnut and ivory gloss wardrobes providing hanging and storage facilities.

BEDROOM 2
10'2" x 9'0" to wardrobes (3.10m x 2.74m to wardrobes)
uPVC double glazed window to the rear elevation. Full wall of fitted ivory gloss with walnut trim wardrobes providing hanging and storage facilities.

BEDROOM 3
6'5" x 5'11" (1.96m x 1.80m)
uPVC double glazed window to the front elevation.

BATHROOM
5'10" x 5'7" (1.78m x 1.70m)
uPVC double glazed window to the rear elevation. L-shaped bath with shower screen and chrome handle. Wash hand basin set in vanity unit with large storage drawers and mixer tap and low level w.c. All beautifully finished in full height Italian styled tiling and towel radiator.

OUTSIDE
To the front of the property there is a gravelled driveway which provides parking for up to two vehicles.

The rear garden has a south westerly facing aspect and enjoys a low maintenance theme. With direct patio access directly outside the kitchen door and leading down to astro-turf with a large concrete hardstanding area which could easily be converted to provide further off street parking accessed via the ten foot and there is a well stocked border with pink Flamingo trees and shrubbery.

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

GROUND FLOOR

1ST FLOOR

WESTFIELD ROAD, HULL

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.