



47 Westbrick Avenue, Hull, HU3 5QJ
£175,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern 3 bedroom house located in a popular area with access to Hull centre, amenities and transport links. Having been built in 2020 the property still benefits from 5 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with integrated appliances plus a contemporary bathroom and WC. An item of particular note are the French doors to the rear. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

The property benefits from well presented gardens with patio, lawn and decking. There are 2 parking spaces.

Tenure - Freehold
Council Tax - Band A

The property comprises.

GROUND FLOOR

Entrance Hall

Having fitted carpets with entrance matting.

Lounge 14'8" x 11'5" (4.49m x 3.50m)

A light dual aspect room with French doors to the rear. Fitted carpets and blinds.

Dining Kitchen 13'8"(max) x 11'7"(max) (4.17m(max) x 3.55m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With integrated oven, hob, hood, dishwasher, washing machine and fridge freezer. Vinyl flooring.

WC 4'9"(max) x 3'3"(max) (1.45m(max) x 1.01m(max))

Having contemporary white sanitary ware with tiling and vinyl flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 14'8"(max) x 9'8"(max) (4.49m(max) x 2.95m(max))

With carpets and blinds. Access to store.

Bedroom 2 9'9" x 8'4" (2.98m x 2.56m)

With carpets and blinds.

Bedroom 3 6'7" x 6'4" (2.01m x 1.94m)

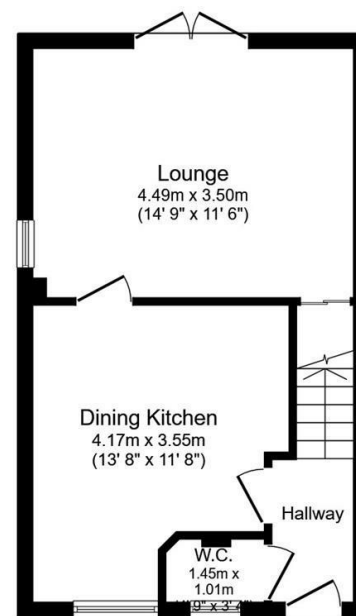
With carpets and blinds.

Bathroom 8'4"(max) x 5'4"(max) (2.56m(max) x 1.64m(max))

Having contemporary white sanitary ware with shower and screen to bath, tiling and vinyl flooring.

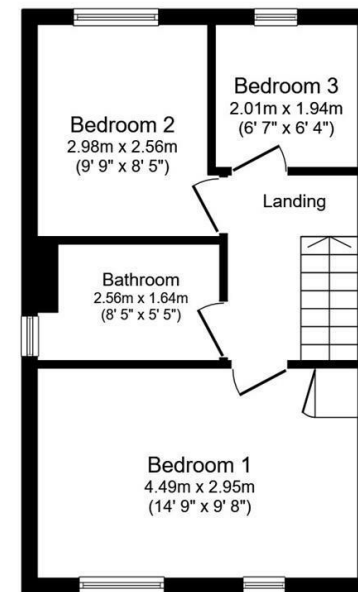
EXTERNAL

The property benefits from well presented gardens with patio, lawn and decking. There are 2 parking spaces.



Ground Floor

Floor area 34.9 sq.m. (376 sq.ft.)



First Floor

Floor area 34.9 sq.m. (376 sq.ft.)

Total floor area: 69.8 sq.m. (751 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PROPERTY
PERSPECTIVE