



Westborough Way, Hull HU4 7SN

Welcome to

Westborough Way, Hull

GUIDE PRICE £220,000 - £230,000.

Beautifully Presented Home In West Hull with - Lounge/Diner, Kitchen/Diner, 3 Bedrooms, Family Bathroom, Loft Space, Gardens, Off Street Parking & Garage! Call and book your viewing now!



Lounge/Diner

With double glazed bow window to the front, double glazed window to the front, feature fireplace, understairs cupboard, coving to the ceiling, double doors to the Kitchen/Diner and stairs to the First Floor.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a range style cooker, cooker-hood, plumbing for an automatic washing machine, plumbing for a dishwasher, space for a fridge freezer, underfloor heating, spot light points, coving to the ceiling, double glazed door to the side and double glazed french style doors with matching side screens leading to the Rear Garden.

First Floor

Landing

With double glazed window to the side and airing cupboard.

Bedroom 1

With double glazed window to the front and fitted, mirrored front sliding wardrobes.

Bedroom 2

With double glazed window to the rear.

Bedroom 3

With double glazed window to the front and electric wall heater.

Bathroom

Bathroom with free standing bath, concealed cistern wc, wash hand basin and double glazed window to the rear.

Loft Space

With skylight window.

Outside

Front & Side Garden

With borders housing trees, plants and shrubs, path and block paved driveway providing off street parking.

Rear Garden

With lawned area, borders housing trees, plants and shrubs, wall, fencing, side access gate, block paved patio area and summerhouse with sliding doors.

Garage

Garage with power, side access door, double glazed window to the side and up and over door.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Westborough Way, Hull

- GUIDE PRICE £220,000 - £230,000
- Beautiful Home On Westborough Way Offered With NO CHAIN
- 3 Bedrooms & Loft Space
- Extended Kitchen/Diner
- Garage & Off Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

guide price

£220,000 - £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111845 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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