



Derrymore Road, Hull, HU10 6ET
£250,000


Estate & Letting Agents

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Key Features

- Good Sized Detached Bungalow
- In Need of Updating, but with Bags of Potential
- Superb Residential Area, close To Amenities
- No Chain Involved, Early Viewing A Must
- Two Reception Rooms, Three bedrooms
- Bathroom With Four Piece Suite
- Gardens Front & Rear Driveway & Garage
- EPC- E

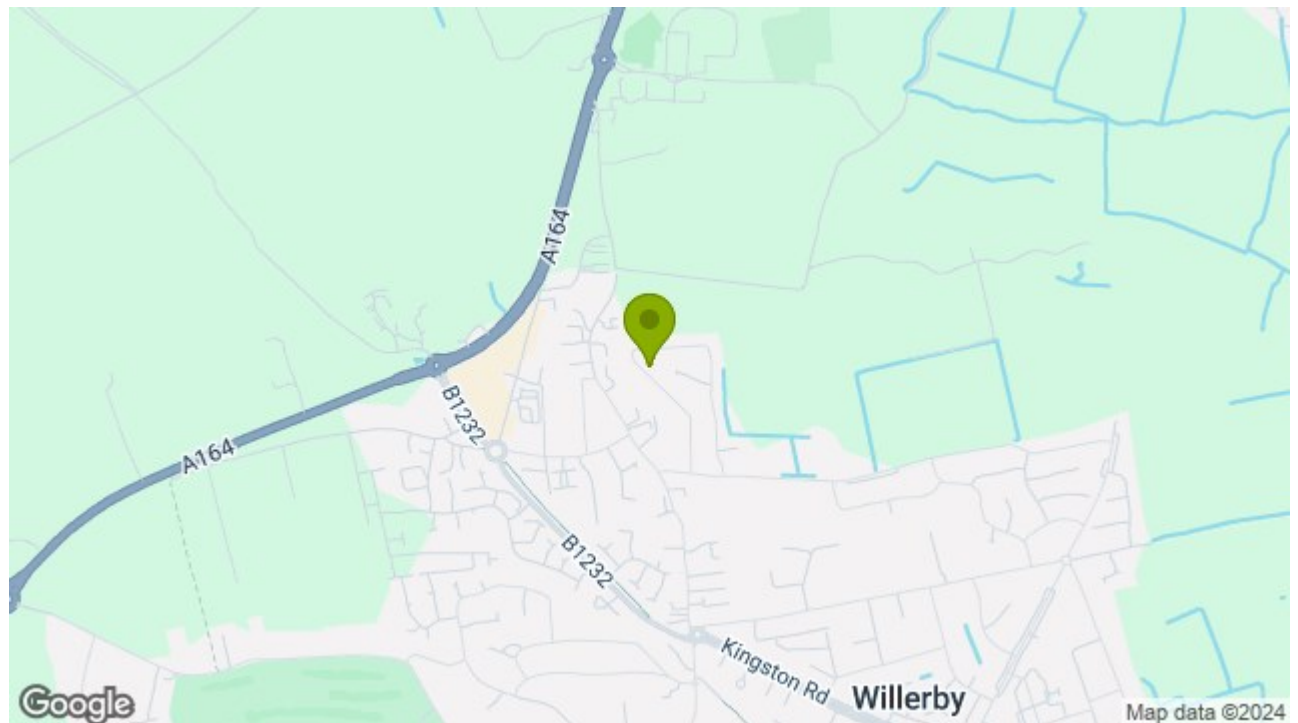
Located on the desirable Derrymore Road in Willerby, Hull, this charming detached bungalow offers a fantastic opportunity for those seeking a property with great potential. Boasting two reception rooms, three bedrooms, and a bathroom, this property provides ample space for comfortable living.

Although in need of some modernisation, this bungalow presents a blank canvas for you to unleash your creativity and transform it into your dream home. The property features an entrance porch and hall, two reception rooms, a kitchen, and an inner hall, providing a versatile layout that can be tailored to suit your lifestyle.

Situated in an excellent residential area, you'll enjoy the convenience of being close to amenities and good transport links,. The property also includes gardens, a drive, and a garage, offering outdoor space and parking options.

Don't miss out on this opportunity to own a detached bungalow in a sought-after location. With a bit of vision and effort, this property has the potential to become the perfect home for you and your family and is offered with no chain involved.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





WILLERBY

Willerby is an East Riding of Yorkshire village located on the Western outskirts of the City of Kingston upon Hull. Located approximately 5 miles West of Kingston upon Hull and approximately 8 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

ENTRANCE PORCH

with sliding door

ENTRANCE HALL

with glazed door

LOUNGE

19'1" x 12'9" max measurements (5.82m x 3.89m max measurements)
with window the front elevation and has a chimney breast with fire surround housing a "living flame" gas fire. Double doors to dining room.

DINING/SEPARATE SITTING ROOM

16'8" x 13'1" max measurement (5.08m x 3.99m max measurement)
With window side elevation.

KITCHEN

13'0" x 7'5" (3.96m x 2.26m)
With a range of fitted units, work surfaces, sink and drainer, Neff 4 ring induction hob, extractor hood

above, integrated oven, plumbing for automatic washing machine, windows to both side and rear elevations and external access door out to the garden.

INNER HALL

with a range of storage facilities.

BEDROOM 1

13'2" x 10'9" (4.01m x 3.28m)
Window to rear elevation.

BEDROOM 2

9'8" x 9'1" (2.95m x 2.77m)
with window and a range of built in wardrobes

BEDROOM 3

12'3" x 6'6" (3.73m x 1.98m)
with two windows to front and side elevations, cupboard to corner.

BATHROOM

12'3" x 9'0" (3.73m x 2.74m)
A spacious bathroom with suite comprising low level W.C., stone circular wash hand basin upon a cabinet, corner bath and shower enclosure, tiling to the walls and window to the side elevation.

EXTERNAL

A gravelled garden extends to the front and a block set double width driveway provides parking and access to the single garage with further hard standing to the side. The enclosed rear garden has been set out for ease of maintenance being predominantly paved and gravelled. There is a useful storage shed to one corner.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of sealed unit double glazing.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a **FREE - NO OBLIGATION** appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

TENURE.

We understand that the property is Freehold.



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