



Poplar Green, Hull, HU10 6FS

Asking Price £250,000



Platinum Collection

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This immaculate modern two bed semi detached property is situated in an enviable position towards the top of Main Street in Willerby, which is a wildlife haven, well placed to access all local amenities and easy access to all transport links, this property must be viewed early to avoid any disappointment

This property has been well maintained throughout and briefly comprises; entrance, lounge and a fantastic contemporary fitted Dining kitchen with Bi-folding doors to the garden with utility cupboard and W.C off. The first floor boasts two double bedrooms (master with built in storage) together with the well appointed family bathroom suite.

The real show stopper though is the gardens, to the front is a low maintenance garden with side drive, the rear is landscaped with a wide array of flowers and shrubs and is a beautiful oasis, with entertaining areas. The property is a real credit to the current owners.

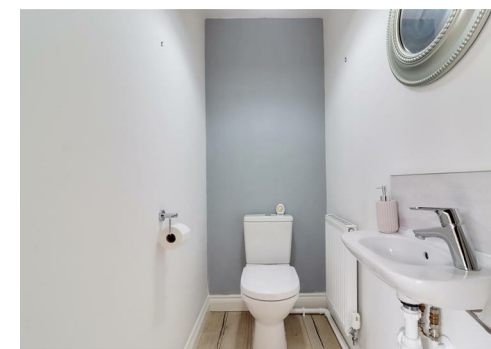
Call us today to secure your viewing.



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Key Features

- Superb Location in Willerby, close to amenities and good road links
- Open views to the front over looking a wildlife haven
- Entrance Hall, Lounge, Fitted Dining Kitchen, Utility Lobby
- Cloakroom/w.c., Landing, Two bedrooms, Family Bathroom
- Outside are gardens to the front and rear, Driveway
- Superb outdoor space in a Bar, and Gym/workshop/office
- Early viewing is a must
- EPC - B



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-plus) A | | 96 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (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.

GROUND FLOOR

ENTRANCE HALL

with composite door, laminate flooring and stairs to the first floor.

LOUNGE

12'8 x 11'3 (3.86m x 3.43m)
with double glazed window to the front elevation and understairs storage cupboard.

DINING KITCHEN

11'4 x 11'6 (3.45m x 3.51m)
With a range of contemporary fitted floor and wall units and complimentary work surfaces above, pan drawers, boiler, inset lights. Bi-Fold doors leading out to the garden. Laminate flooring and a stainless steel sink with mixer tap above. Double Oven and Hob, Extractor Hood, built in fridge freezer, microwave and Dishwasher, inset light and boiler. UPVC double glazed window to the rear elevation..

UTILITY AREA

Laminate flooring and work surface above. Plumbed for an automatic Washing Machine.

CLOAKROOM/W.C.

with a two piece white suite, comprising w.c., wash hand basin, laminate flooring.

FIRST FLOOR

LANDING

With storage cupboard and access to roof void.

BEDROOM 1

12'8 x 11'3 (3.86m x 3.43m)
with double glazed window to the front elevation and storage cupboard.

BEDROOM 2

11'6 x 7'8 (3.51m x 2.34m)
with double glazed window to the rear elevation.

BATHROOM

with a three piece white suite comprising panelled bath and mixer shower over and glazed shower screen. Low flush W.C and Pedestal sink. Part tiled walls and chrome heated towel and double glazed window to the rear elevation.

OUTSIDE

Outside to the front of the property is a low maintenance garden, with open views and a side driveway offer off road parking. The rear garden is again low maintenance which is paved has a lovely seating area and fish pond, in addition to this there is a feature bar and a gym/office/workshop.

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 replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (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 NTSEAT 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)

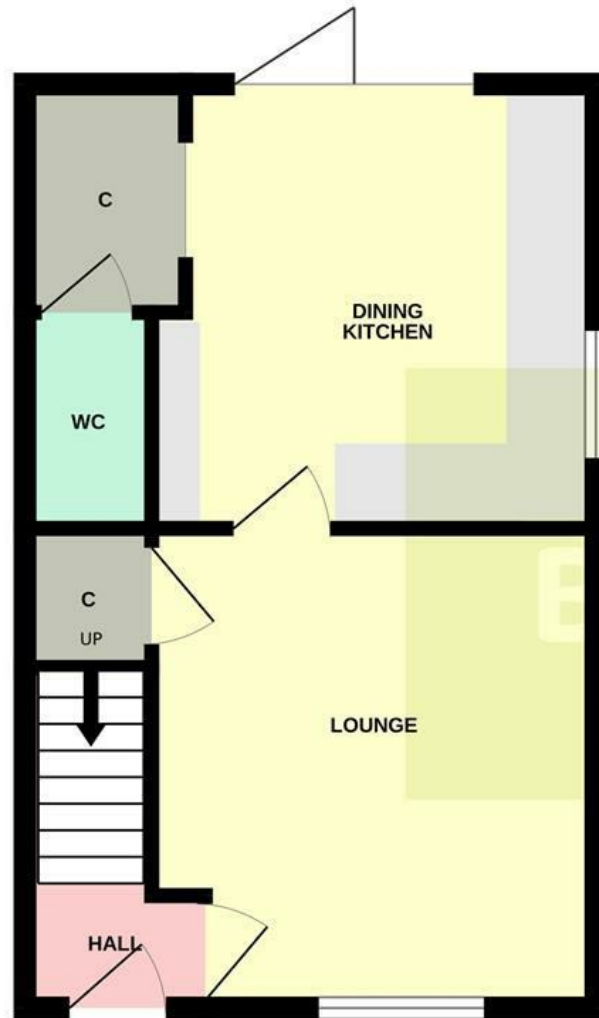
TENURE.

We understand that the property is Freehold.

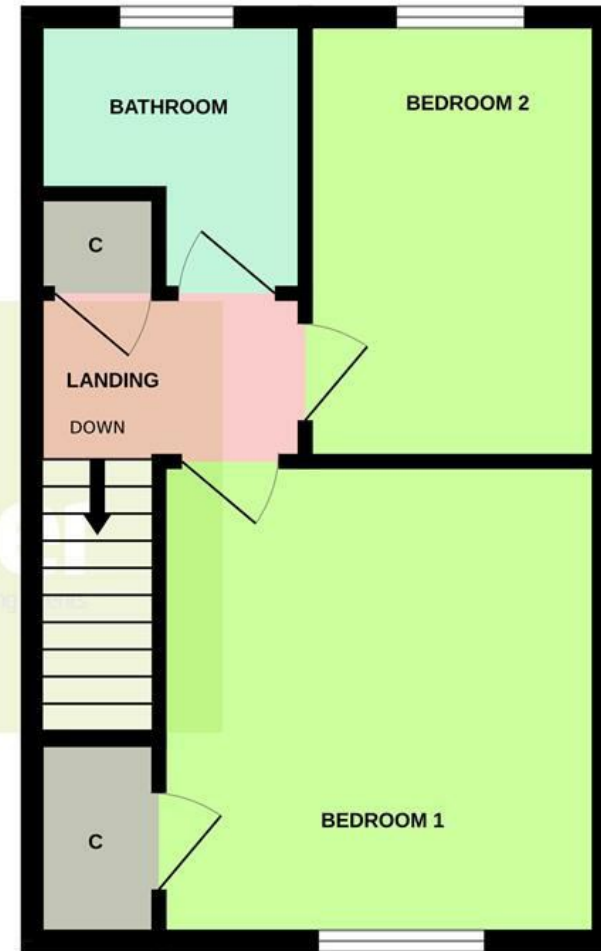




GROUND FLOOR



1ST FLOOR





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