



Carr Lane, Hull, HU10 6JW
Asking Price £285,000


**Philip
Bannister**
Estate & Letting Agents

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Key Features

- Excellent Location in Willerby Close to Amenities
- In Need of Some Updating
- Three Bedroom Semi Detached House
- Hall, Two Reception Rooms, Kitchen, Rear Lobby, Cloakroom/w.c.
- Landing, 3 Bedrooms, Bathroom
- Gardens Front & Rear, Driveway & Garage
- No Chain Involved
- EPC -

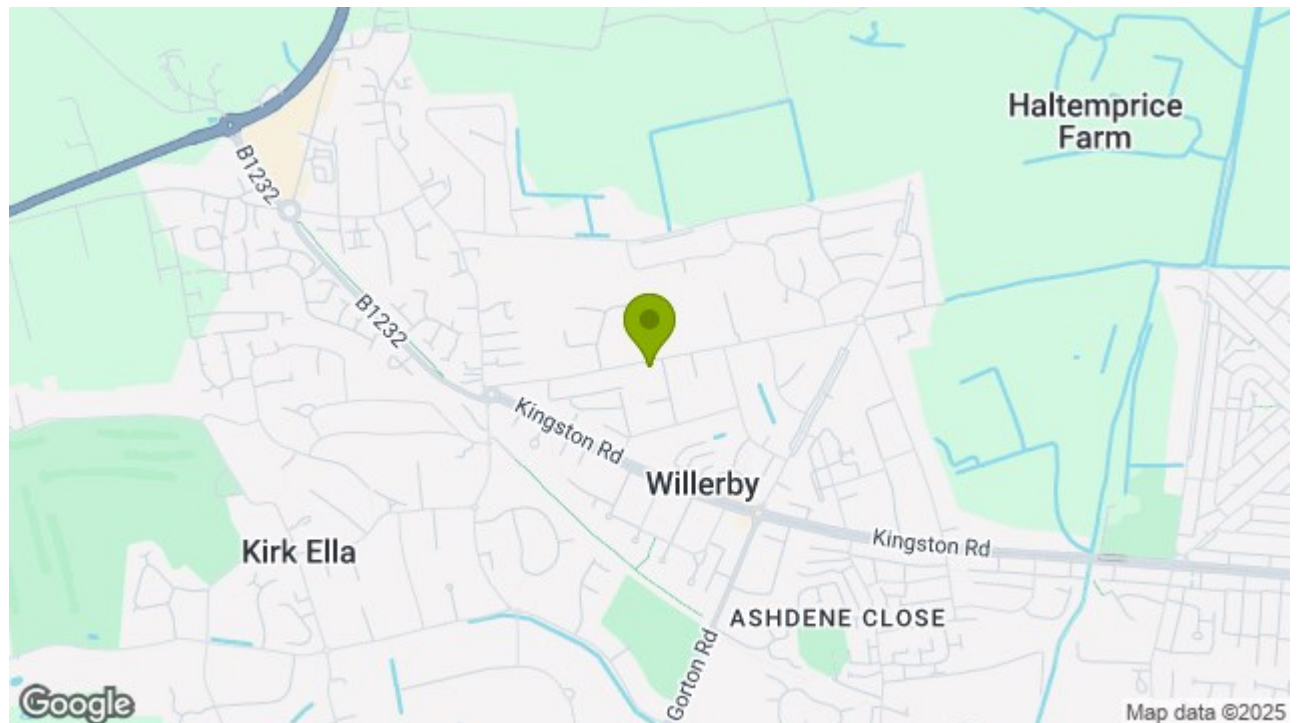
Situated on the ever-popular Carr Lane area of Willerby, this traditional-style three-bedroom semi-detached house offers fantastic potential for modernisation. Ideally located close to excellent local amenities, well-regarded schools, and convenient transport links, it presents an exciting opportunity for buyers looking to create their ideal home.

The accommodation briefly comprises a welcoming entrance hall, two spacious reception rooms, kitchen, rear lobby, and cloakroom/W.C. To the first floor, there are three bedrooms and a family bathroom.

Externally, the property benefits from a front garden with a private driveway leading to a garage. To the rear, a large and particularly attractive garden offers ample outdoor space.

Offered with no onward chain, early viewing is highly recommended to appreciate the potential this home has to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 double glazed door, understairs cupboard and stairs to the first floor

LOUNGE

with double glazed square bay window to the front elevation, feature fireplace and gas fire (not tested).

SEPARATE SITTING/DINING ROOM

With feature fireplace, electric fire and double glazed patio doors to the rear elevation.

KITCHEN

with a range of base and wall units, laminate work surfaces, drawers, stainless steel sink unit, electric oven and hob, extractor hood, larder unit, splash back tiling, pantry and two double glazed windows to the side elevation.

REAR LOBBY

With double glazed window to the side elevation, storage cupboard and double glazed door.

CLOAKROOM/W.C.

with a w.c., half tiled and double glazed window to the rear elevation.

FIRST FLOOR

LANDING

with double glazed window to the side elevation and access to roof void.

BEDROOM 1

with double glazed window to the front elevation and built in wardrobes.

BEDROOM 2

with double glazed window to the rear elevation and built in wardrobes.

BEDROOM 3

with double glazed window to the front elevation and boiler.

BATHROOM

with a three piece white suite, comprising panelled bath, shower over bath, wash hand basin, w.c., fully tiled and double glazed window to the rear elevation.

OUTSIDE

To the front of the property is a good sized garden with driveway offering off road parking and leading to a garage. To the rear is a large garden with fencing/hedging forming boundary.

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 some 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 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.

AGENTS NOTES - PROBATE

Please note that the property is currently seeking Grant of Probate and as such completion of purchase could be delayed.

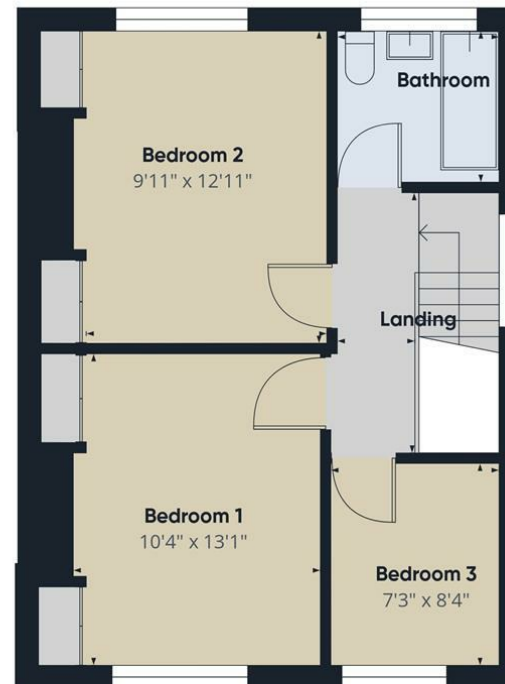
AML.

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

AGENTS NOTES - UNREGISTERED TITLE

Please note we understand that this property holds an unregistered title and as such there may be additional costs to the purchasing process. We recommend a buyer should discuss this matter with their legal representative.





Approximate total area^m
1149 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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