



80a Main Street, Willerby, Hull, HU10 6BZ

Offers In Excess Of £524,950



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Hull, HU10 6BZ

- NEW PRICE- OPEN DAY, SATURDAY 1ST OF JUNE 11:00-13:00.
- FIVE BEDROOMS + STUDY
- VIEWING ADVISED
- WEALTH OF POTENTIAL
- UNIQUELY DESIGNED PROPERTY
- PLOT JUST UNDER HALF AN ACRE
- DETACHED DOUBLE GARAGE
- NO ONWARD CHAIN
- DISCREETLY POSITIONED IN CENTRAL WILLERBY
- UNRIVALLED PLOT

NEW PRICE AND VIEWING ADVISED

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** A truly unique purchase opportunity has arisen within a discreet and enclosed Willerby setting**

Offered for sale is an expansive detached home situated on a well-manicured 0.45 acre plot with the property extending in excess of 2800 square feet internally.

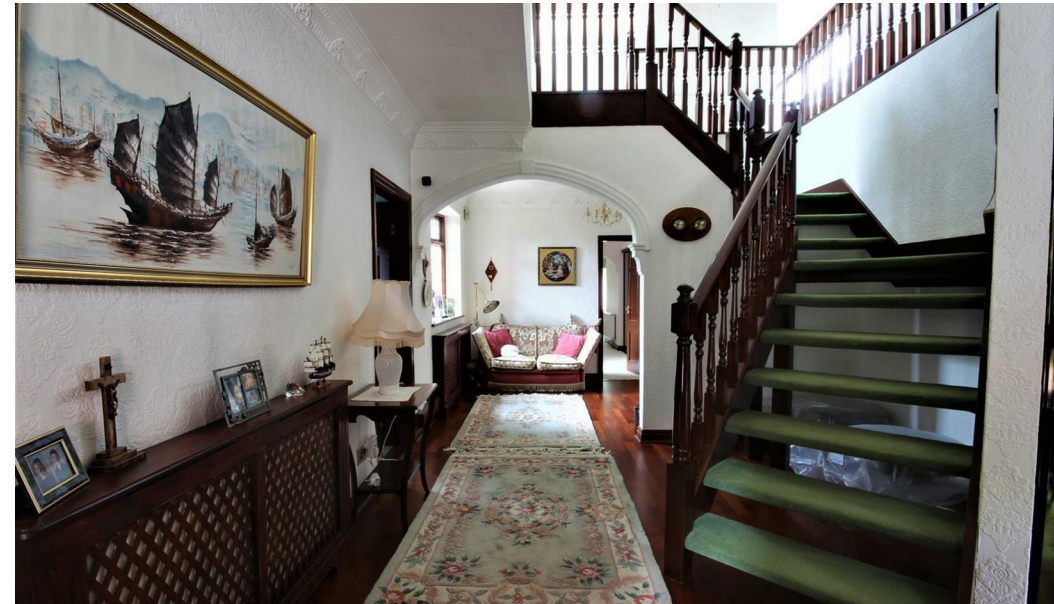
Gated access is provided via a private drive opening into the grounds with the family residence and detached garage block beyond. The property really does need to be seen to appreciate the level of potential and versatility on offer.

The family home offers living accommodation over the single floor level which includes; Entrance Hall, Formal Reception Lounge, Dining Room, Study, Cloakroom, Dining Kitchen, Utility Room, and access to a Master Bedroom Suite.

To the first floor level a central landing and hallway provides elevated garden views with a further 4 Bedrooms, Family Bathroom and Study.



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ENTRANCE HALLWAY 24'5" max x 11'9" max (7.44m max x 3.58m max)
An impressive entrance hallway with a large storage area with mirrored doors and stairs to the first floor.

WC/ CLOAKS
With low flush WC, wash hand basin and window to the front.

KITCHEN 11'8" x 10'3" (3.56m x 3.12m)
With wall and base units, roll top work surfaces, feature sink and drainer with mixer tap. Gas hob with extractor hood over, eye-level oven and grill, plumbing for a dishwasher.

BREAKFAST AREA 12'5" x 8'2" (3.78m x 2.49m)
With French doors to the rear and radiator.

UTILITY ROOM 11'10" x 5'4" (3.61m x 1.63m)
With door to the side, wall and base units and plumbing for a washing machine.

DINING ROOM 17'10" x 11'9" (5.44m x 3.58m)
Window to the side and radiator.

FEATURE LIVING ROOM 27'8" max x 16'2" max (8.43m max x 4.93m max)
Featuring gas fire in surround, window to the side and large sliding patio doors offering superb views of the rear garden.

BEDROOM ONE 27'10" max x 11'10" max (8.48m max x 3.61m max)
With window to side, patio doors to the rear garden and radiator.

ENSUITE
Comprising of panel bath, a shower cubicle, low flush WC, pedestal wash hand basin, windows to the side, and is set in a part tiled surround.

STUDY/ BEDROOM SIX 9'10" x 9'8" (3.00m x 2.95m)
With dual aspect windows to front and side, radiator.

FIRST FLOOR LANDING
Has a feature window area over looking the garden and the landing gives access to...

BEDROOM TWO 13'2" max x 17'7" max (4.01m max x 5.36m max)
With vanity wash hand basin, radiator and Velux window to the front.

BEDROOM THREE 17'2" max x 15'5" max (5.23m max x 4.70m max)
Featuring a range of fitted wardrobes, a vanity wash hand basin, radiator and dual aspect windows to side and rear.



BEDROOM FOUR

There is a Velux window to the rear, radiator.

8'10" max x 8'7" max (2.69m max x 2.62m max)

BEDROOM FIVE

There is a Velux window to the front, radiator

10'10" max x 8' max (3.30m max x 2.44m max)

HOUSE BATHROOM

Comprising of panel bath with shower attachment, wash hand basin and low flush WC. There is a window to the side and is set in a part tiled surround.

POTENTIAL DRESSING ROOM/ NURSERY

With Velux window to the rear and radiator.

12'1" max x 5'3" max (3.68m max x 1.60m max)

EXTERNAL

The property sits on a plot of just under half an acre. Access is provided via shared driveway from Main Street leading to a gated entrance to the front with large brick paved driveway allowing for off-street parking for numerous cars, leading to a detached double garage with up and over door. Within garage are wall and base units with electric supply also.

To the rear of the property there is a seating area leading from the living room, overlooking the large lawned garden with gravelled path to the side, all set in a surrounding of mature trees offering substantial privacy.

COUNCIL TAX:

We understand the current Council Tax Band to be G

TENURE :

We understand the Tenure of the property to be Freehold.

SERVICES :

Mains water, gas, electricity and drainage are connected.

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

FEES

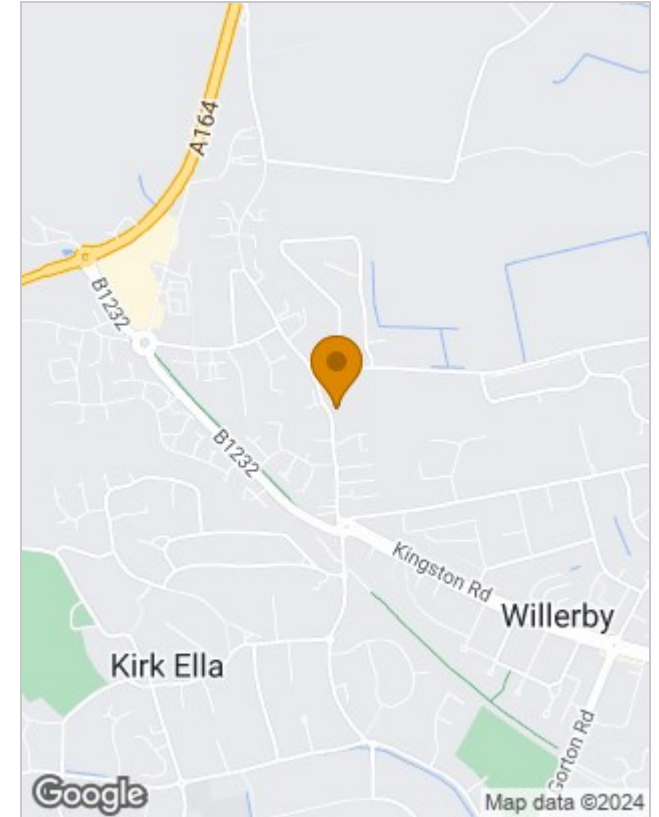
The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



Location Map



Energy Performance Graph

| 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 | |

Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.