

# Whitakers

Estate Agents



## 22 Derrymore Road, Hull, HU10 6ES

**£299,950**

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

This deceptively spacious four bed family home is situated in a much sought after location in Willerby. The property is well situated to access great local schools and benefits from Willerby Shopping Park with a host of local amenities and good transport links around the city.

The ground floor features include:

•entrance hall •dining room •rear lounge •contemporary fitted kitchen •conservatory •useful downstairs W.C.

The first floor boasts:

three good sized bedrooms (bedrooms two and three have fitted wardrobes)  
well-situated family bathroom suite.

The second floor enjoys a 17' bedroom with en-suite facilities and great views from the Velux window.

Externally

The front has a low maintenance garden designed for off street parking, with a shared access side drive and parking to the rear. The rear has an established garden enclosed to the boundary, mainly laid to lawn with a raised decked seating area to enjoy the sun in the warmer months.



## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

UPVC double glazed door, central heating radiator and under stairs storage.

#### Dining Room 10'9" x 10'7" (3.28m x 3.23m )



UPVC double glazed window, central heating radiator and laminate flooring.

#### Lounge 14'2" x 11'1" (4.34m x 3.38m )



UPVC double glazed French doors leading to the conservatory, central heating radiator and gas fire with marbled inset and hearth.

#### Conservatory 12'2" x 8'7" (3.73m x 2.62m )



UPVC double glazed throughout with French doors leading to the rear external and central heating radiator.

#### Kitchen 9'8" x 9'6" (2.95m x 2.90m )



UPVC double glazed door leading to the rear external, UPVC double glazed window and fitted with a range of cream floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, hob with extractor hood above and integrated double oven.

#### Utility Area

Including plumbing for a washing machine, laminate flooring and leading to the W.C.

#### W.C.

UPVC double glazed window, laminate flooring and fitted with a two-piece suite comprising wash basin with mixer tap and low flush W.C.

### First Floor

#### First Floor Landing

UPVC double glazed window and fixed staircase to the master bedroom. Leading to:

Bedroom Two 10'9" x 8'2" (3.28m x 2.49m )



UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three 11'1" x 8'3" (3.38m x 2.54m )



UPVC double glazed window, central heating radiator and built in storage cupboard

Bedroom Four 13'8" x 7'4" (4.17m x 2.26m )



UPVC double glazed window, central heating radiator, built in storage cupboard and fitted wardrobes

Bathroom 10'5" x 8'2" (3.18m x 2.49m )



UPVC double glazed window, central heating radiator, fully tiled and fitted with a four piece suite comprising panelled bath with mixer tap and shower, walk in enclosure with mixer shower, vanity sink with mixer tap and low flush W.C.

### Second Floor

#### Second Floor Landing

With built in storage and leading to:

Master Bedroom 17'5" x 11'5" (5.33m x 3.48m )



UPVC double glazed window, Velux window, central heating radiator and access to the en-suite bathroom.

#### En-Suite

Partly tiled to splashback areas and fitted with a three-piece suite comprising walk in enclosure with electric shower, vanity sink with mixer tap and low flush W.C.

#### Externally



The front has a low maintenance garden designed for off street parking, with side drive and parking to the rear. The rear has an established garden is enclosed to the boundary, mainly laid to lawn with a raised decked seating area to enjoy the sun in the warmer months

#### Tenure

The property is held under Freehold tenureship.



Council Tax Band  
Council Tax band - D  
Local Authority - East Riding Of Yorkshire

EPC Rating  
EPC rating - D

#### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

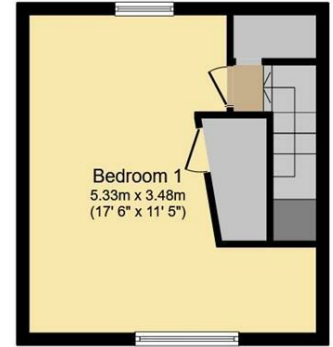
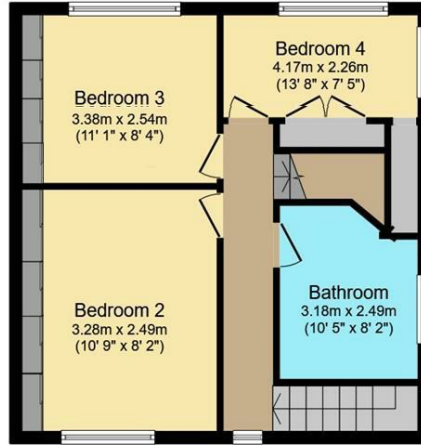
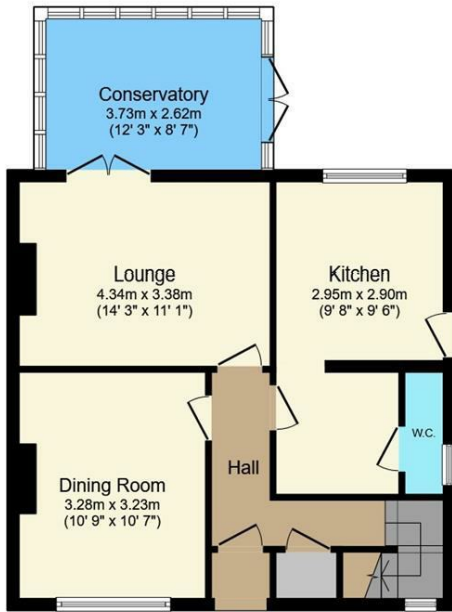
#### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan



**Ground Floor**

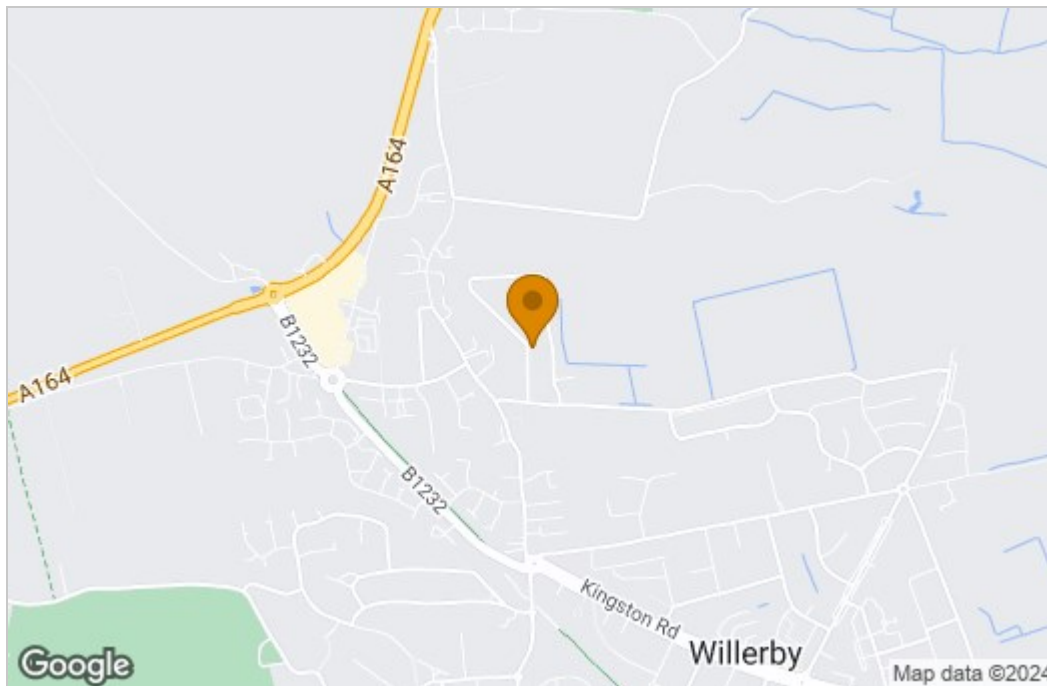
**First Floor**

**Second Floor**

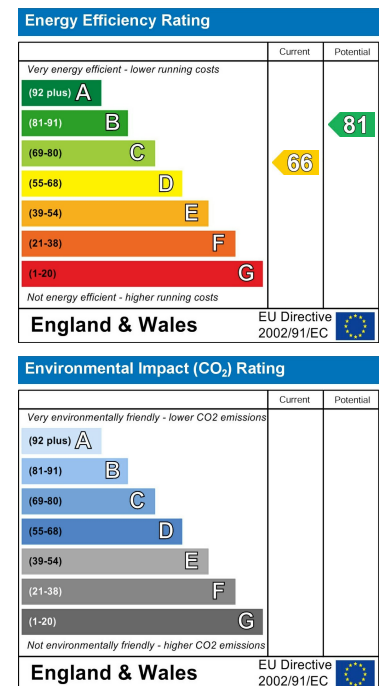
Total floor area 139.5 m<sup>2</sup> (1,501 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.