

Whitakers

Estate Agents



33 Willerby Road, Hull, HU5 5DT

£150,000

This well presented three bedroom semi-detached house is established on a popular residential location that is located at the head of the well connected Willerby Road. It embraces close proximity to an abundance of local amenities including shops, eating establishments and other supporting facilities with multiple trade routes leading to the Hull City Centre and surrounding villages.

The main features include: entrance hall with large storage cupboard, spacious lounge with bay window to the front aspect, fitted kitchen / dining room and shower room to the ground floor, there are three good bedrooms to the first floor.

Externally to the front of the property there is a large block paved garden with potential for additional off street parking complimenting the exiting block paved driveway. The front garden has a boundary wall and wrought iron gates. At the rear of the property there is a further large garden which is mainly lawned with block paved patio, boundary fencing and hedges and well stocked borders. Outside water supplies and security lighting are provided.

Taken together, the accommodation on offer is ideal for the first time buyer seeking to make their initial step onto the property ladder, or the growing family wanting to reside within the catchment of well regarded schooling. Alternatively, the investor looking to add to their portfolio with a property they can introduce to the lettings market with immediate effect upon completion.

Viewing at the earliest convenience is recommended to avoid disappointment.

The Accommodation Comprises

Ground Floor

Entrance Hall

Upvc double glazed entrance door, gas central heating radiator, coved ceiling, under stairs storage cupboard and staircase to the landing off.

Lounge 14'9" x 11'11" maximum (4.50 x 3.64 maximum)



Upvc double glazed bay window to the front elevation and Upvc double glazed patio doors leading to the gardens, feature fireplace with a living flame fire and a coved ceiling.

Dining Kitchen 11'9" x 9'11" maximum (3.60 x 3.04 maximum)



Upvc double glazed windows to the side and rear elevations, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and a breakfast bar, one and a half bowled single drainer sink unit with a mixer tap, plumbing for an automatic washing machine, split level oven and hob with a cooker hood over, coved ceiling.

Shower Room



Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, tiled flooring and down lighters.

First Floor

Landing

Upvc double glazed window, storage cupboard, coved ceiling and access to the loft space.

Bedroom One 13'0" x 11'9" maximum (3.97 x 3.60 maximum)



Upvc double glazed windows to the front and rear elevations, gas central heating radiator, coved ceiling and fitted bedroom furniture.

Bedroom Two 11'9" x 9'10" maximum (3.60 x 3.00 maximum)



Upvc double glazed windows to the side and rear elevations, gas central heating radiator, coved ceiling and a storage cupboard.

Bedroom Three 10'2" x 6'6" maximum (3.10 x 2.00 maximum)



Upvc double glazed windows to the side and rear elevations, gas central heating radiator and a coved ceiling.

Gardens



Externally to the front of the property there is a large block paved garden with potential for additional off street parking complimenting the exiting block paved driveway. The front garden

has a boundary wall and wrought iron gates. At the rear of the property there is a further large garden which is mainly lawned with block paved patio, boundary fencing and hedges and well stocked borders. Outside water supplies and security lighting are provided.

Garage

Single garage with opening doors to the front with a further side access door.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax band - A

Local Authority - Kingston-upon-hull (city And County Of)

EPC Rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 19 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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

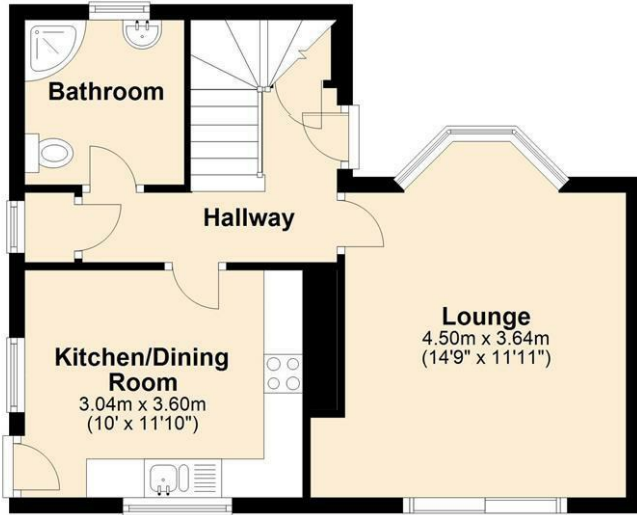
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

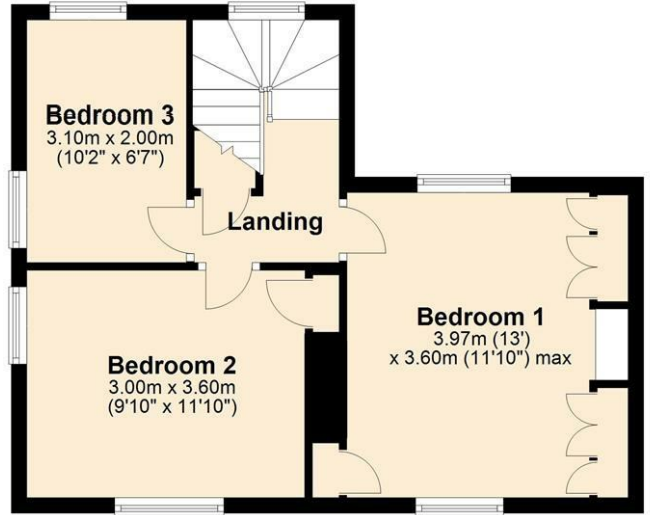
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Floor Plan

Ground Floor

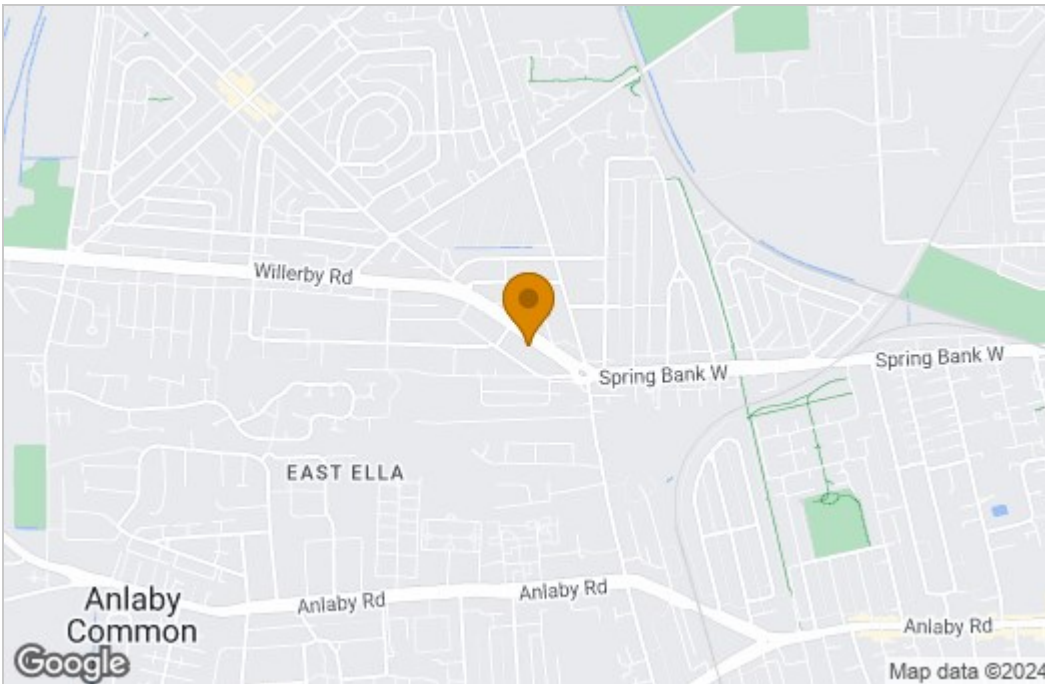


First Floor

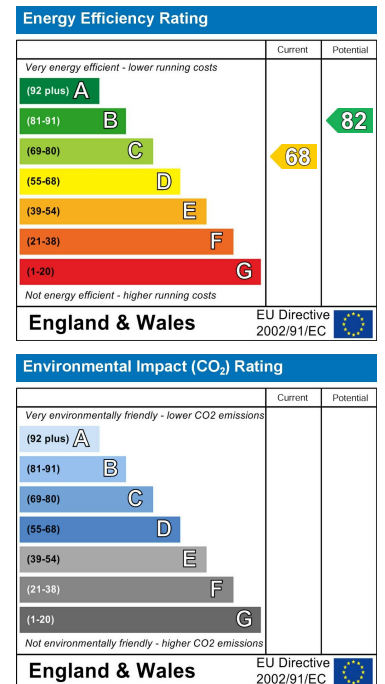


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.