

Whitakers

Estate Agents



73 Main Street, Willerby, HU10 6BY

£143,000

This well-presented mid-terrace time-honoured property is deceptively spacious making it ideal for the first time buyer seeking to make their initial step onto the property ladder, or those seeking to downsize without heavily compromising on living space available.

The internally layout of the ground floor has been enhanced to enjoy a modern open plan living style and briefly comprises open plan lounge / diner and fitted kitchen with French doors opening to the low maintenance rear garden; the first floor boasts a master bedroom, a useful study / dressing room and a bathroom suite furnished with a three-piece suite. A fixed staircase ascends to the loft room which could be used as an additional room.

Externally the property enjoys strategic positioning to embrace close proximity to central Willerby and the square which is well served by local amenities including shops, dining facilities and shopping parks along with trade routes to the Hull City Centre and surrounding villages; there is a front courtyard and a low maintenance yard to the rear which is laid to lawn with artificial grass, a raised decking seating area and enclosed by boundary walling.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Ground floor

Open plan lounge / diner 23'10" x 10'7" (7.28 x 3.24)



Lounge



UPVC double glazed entrance door, UPVC double glazed window, built in storage cupboard and wooden flooring.

Dining area



Central heating radiator, feature fireplace with exposed brick surround and wooden flooring.

Kitchen 11'10" x 9'1" (3.62 x 2.78)



UPVC double glazed French doors to the rear garden, UPVC double glazed window, sky light ,central heating radiator, wooden flooring and fitted with a range of floor and eye level units, two contemporary worktops with splashback tiles above, sink with mixer tap, integrated oven with hob and extractor hood above and plumbing for a washing machine.

First floor

Landing

with carpeted flooring and fixed staircase to the loft room. Leading to:

Bedroom 8'1" x 10'5" (2.48 x 3.18)



UPVC double glazed bay window, central heating radiator and carpeted flooring.

Study / dressing room 7'5" x 5'11" (2.27 x 1.82)



UPVC double glazed window, central heating radiator, wall mounted clothes rails and carpeted flooring.

Bathroom



Partly tiled to splashback areas with cushion effect laminate flooring and furnished with a three piece suite comprising panelled bath with dual taps and mixer shower, wash basin with dual taps and low flush W.C.

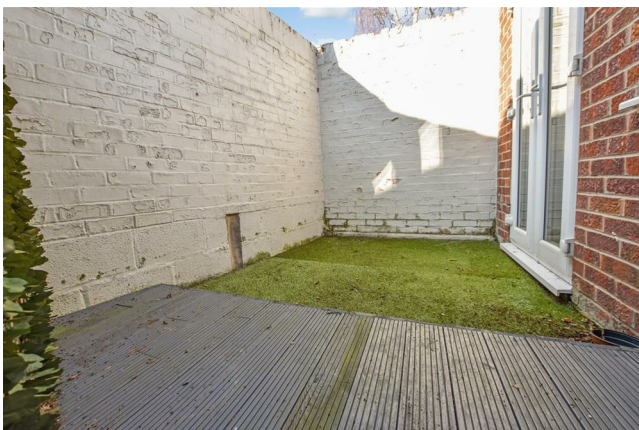
Second floor

Loft room 13'6" x 10'5" (4.13 x 3.19)



Loft style window, central heating radiator, storage in the eaves and carpeted flooring.

External



Externally there is a front courtyard and a low maintenance yard to the rear which is laid to lawn with artificial grass, a raised decking seating area and enclosed by boundary walling.

Key features

Traditional mid-terrace property
Popular residential location in central Willerby
Deceptively spacious
Low maintenance front and rear gardens
Ideal for FTB or anyone looking to downsize

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number -
WIB228073000

Council Tax band - B

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

Broadband - Basic 18 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

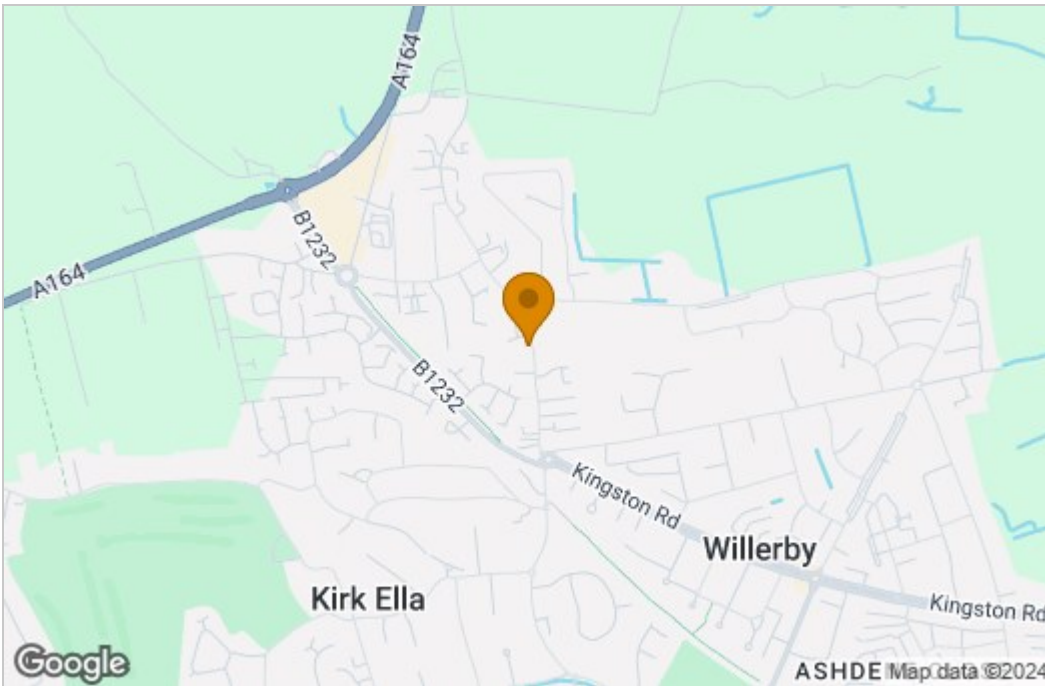
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

Floor Plan

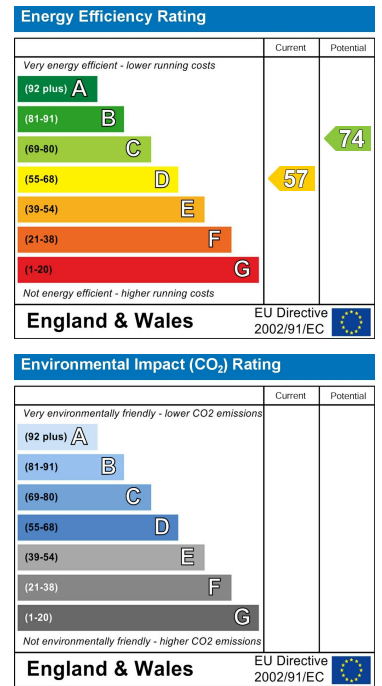


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.