

Whitakers

Estate Agents



43 Derrymore Road, Willerby, HU10 6ET

£475,000

This magnificent double fronted detached family home enjoys an elevated position on Derrymore Road in Willerby. Well presented throughout with over 1800 square feet of living accommodation, ideal for the growing family, offering a perfect balance of old and new.

The main features include - entrance porch, front lounge, sitting room and a superb 32' full width living / kitchen / diner with a range of contemporary fitted floor and eye level units and Quartz work surfaces, walk in pantry and useful ground floor W.C.

The first floor boasts five good bedrooms (master en suite) along with the 16' four piece family bathroom suite.

The real show stopper however is the large enclosed rear garden which is enclosed to the boundaries, mainly laid to lawn with mature plants / shrubs and trees with wooden summerhouse, built in BBQ area and raised patio seating area to enjoy the sun in the warmer months.

To the front of the property is a low maintenance garden to accommodate off street parking leading to the garage.

This property really does tick all the boxes in terms of size, condition and location. Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance

Porchway entrance with Double glazed front door

Hallway

Wooden flooring and central heating radiator.

Sitting Room 12'1 x 11'0 (3.68m x 3.35m)



Wooden flooring, Upvc double glazed bay window and side window. Central heating radiator.

Lounge 19'11 x 10'9 max (6.07m x 3.28m max)



Wooden flooring and wood burner with Oak mantle. Central heating radiator and Upvc double glazed bay window.

Kitchen 19'2 max x 8'9 max (5.84m max x 2.67m max)



With a range of contemporary floor and eye level units and complimentary Quartz work surfaces above. Double Oven, Hob and Hood above. Sink with mixer tap and two Upvc double glazed windows. Wooden flooring continued from the rest of the ground floor.

Dining Room 25'8 x 12'7 max (7.82m x 3.84m max)



With wooden flooring, Upvc double glazed patio doors that open out to the garden and breakfast bar with seating below. Ceiling fan light and central heating radiator. The dining part also has wooden flooring, central heating radiator and Upvc double glazed French doors that open out to the garden.

Utility

Plumbed for an automatic Washing Machine, and Upvc double glazed window.

W.C 8'11 x 4'3 (2.72m x 1.30m)



Low flush W.C, wash basin. Laminate flooring, central heating radiator and half tiled walls.

First Floor

Landing

With loft hatch and storage cupboard.

Bedroom One 12'0 x 10'8 (3.66m x 3.25m)



Fitted wardrobes, central heating radiator and Upvc double glazed window.

En Suite

Walk in enclosure with electric shower above. Vanity sink and a low flush W.C. Part tiled walls and built in storage cupboard.

Bedroom Two 11'5 x 10'7 (3.48m x 3.23m)



Fitted wardrobes, central heating radiator and Upvc double glazed window.

Bedroom Three 12'7 x 9'0 (3.84m x 2.74m)



With a range of fitted wardrobes, Upvc double glazed window and central heating radiator.

Bedroom Four 13'3 x 7'9 (4.04m x 2.36m)



With a range of fitted wardrobes, Upvc double glazed window and central heating radiator.

Bedroom Five 8'0 x 7'3 (2.44m x 2.21m)

Currently used as an office with Upvc double glazed window and central heating radiator.

Bathroom 16'3 x 7'9 (4.95m x 2.36m)



Four piece suite comprising of a walk in shower enclosure with mixer shower. raised roll top bath, pedestal sink, low flush W.C. Two Upvc double glazed windows and central heating radiator.

External



Low maintenance front garden block paved to accommodate multiple cars for off street parking leading to the garage. The rear garden is mainly laid to lawn with mature plants / shrubs and trees to the boundary with raised paved seating area.

Council Tax

Local authority - East Riding Of Yorkshire
Band - E

Tenureship

The tenureship is Freehold

EPC

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.

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Material Information

Construction - standard

Conservation Area - n/a

Flood Risk - no risk

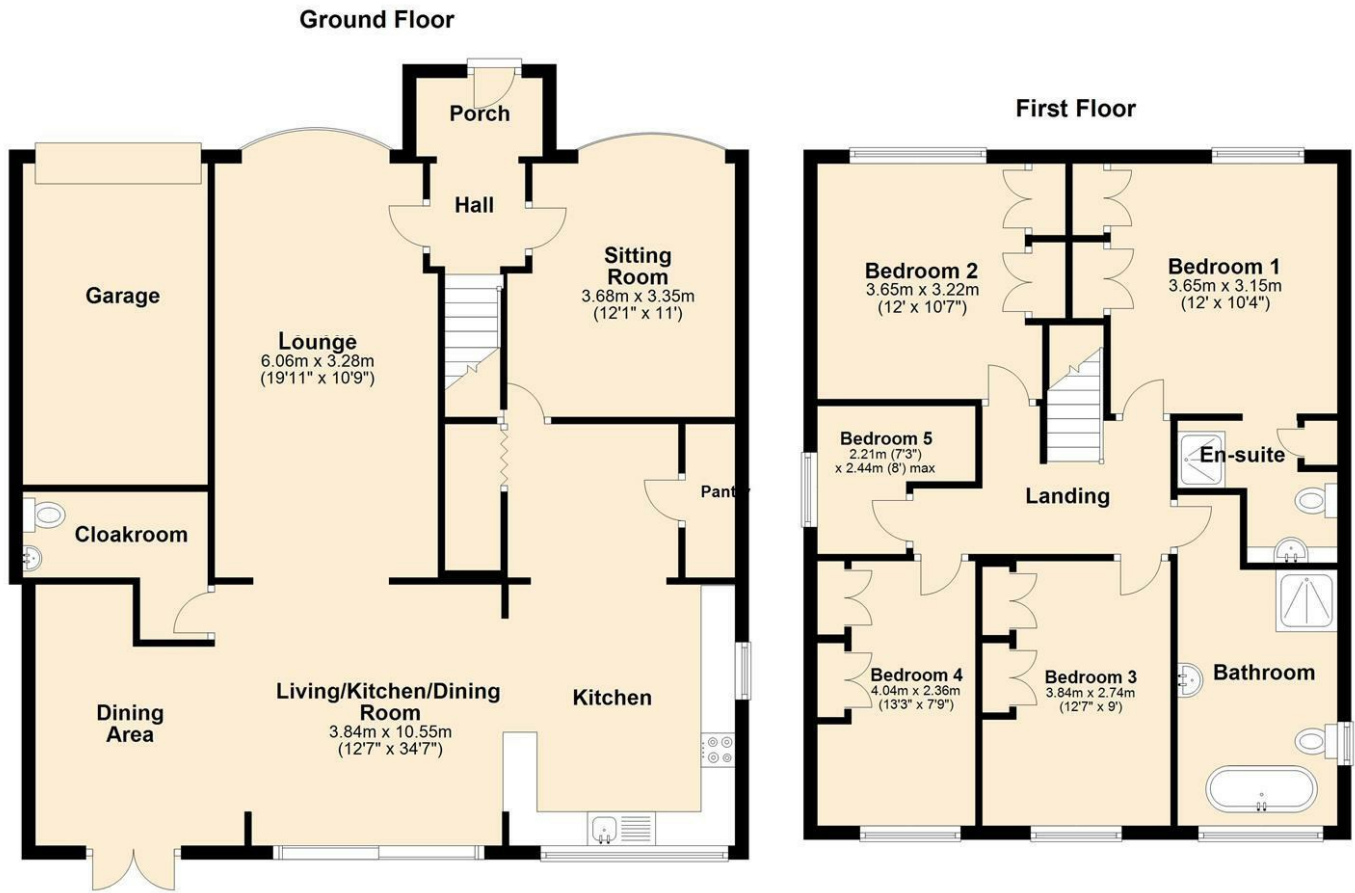
Mobile Coverage / Signal - EE Vodafone Three
O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - n/a

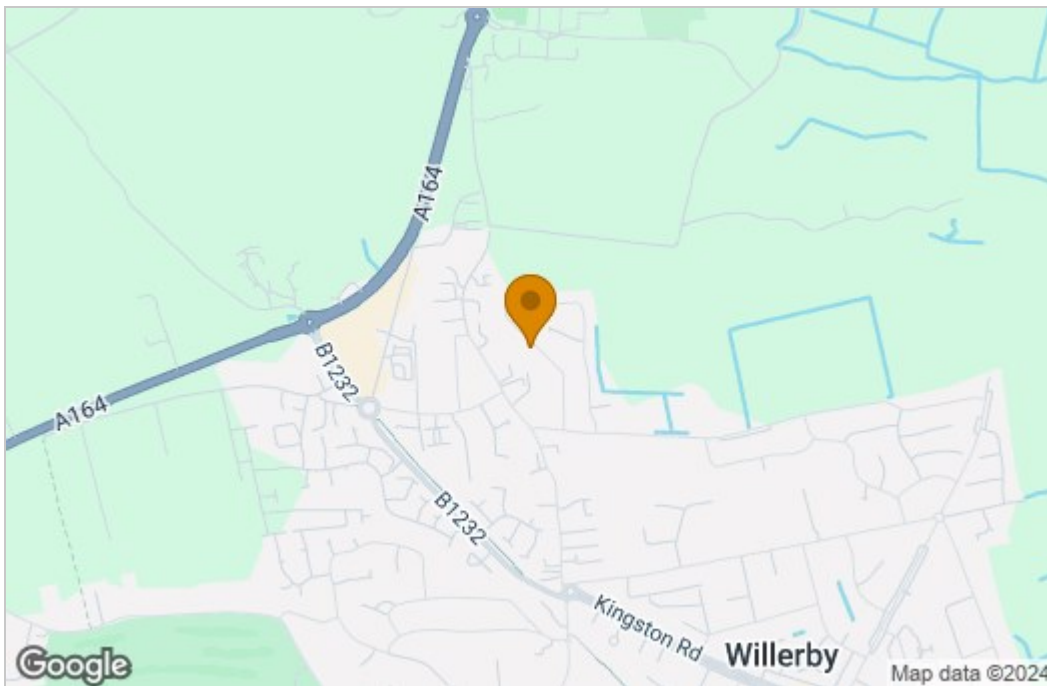
Coalfield or Mining Area - n/a

Floor Plan

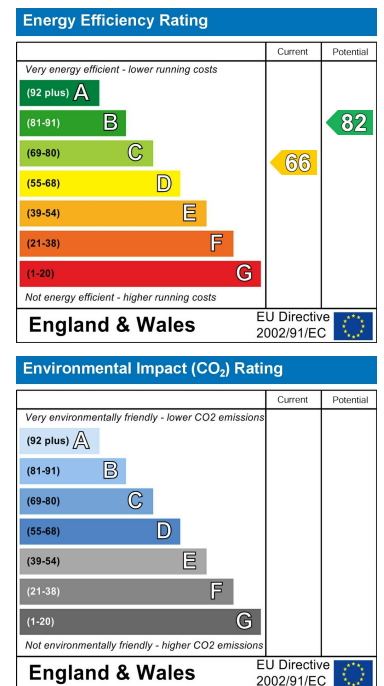


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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