

# Whitakers

Estate Agents



## 19 Main Street, Willerby, HU10 6BP

**£475,000**

Whitakers Estate agents are pleased to introduce this time-honoured detached family home which is offered to the market with no onward chain and conveniently placed to embrace close proximity to the Willerby Square which hosts an abundance of convenience stores, dining facilities and other local businesses and in the catchment area for local schools.

The internal layout briefly comprises ground level porch opening to the entrance reception, lounge with dining area, sitting room and kitchen / breakfast room. A fixed staircase ascends to the first floor gallery landing which leads to a bay fronted master bedroom with balcony overlooking the garden, two double bedrooms and a bathroom furnished with a four piece suite with separate cloakroom.

Externally the property occupies a substantially sized plot with the opportunity for further development and having a partly lawned garden to the front aspect with a brick walling to the surround and a driveway - accessed via the side entrance or wooden double gates - that accommodates off-street parking for multiple cars. Adjacent to the property, and with potential for conversion to living accommodation, there is a large double garage with personal entrance, a large up and over door and power laid on.

Secure wooden gates on both sides open to the rear garden which is split in two sections : one half is laid to lawn with mature borders, and the second is low maintenance being block paved. The residence also benefits from having a workshop which could be used as an additional garage, two sheds, a storage bin and an outside tap.

An internal inspection is recommended to truly appreciate the accommodation on offer.

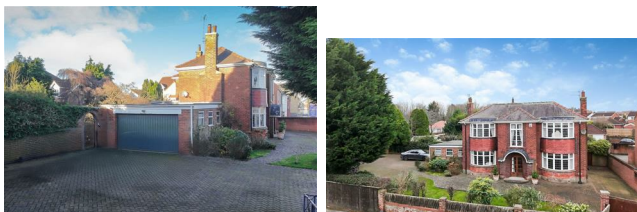


### Agent's observation

The property is established on a substantial plot that the previous owners have explored the possibility of obtaining planning permissions for an additional dwelling or dwellings within the boundary of the current gardens which also provides the opportunity for further development. The property maintains many of its original features throughout and, although it requires a degree of modernising throughout, would make a great home for the growing family.

The accommodation comprises

### Front external



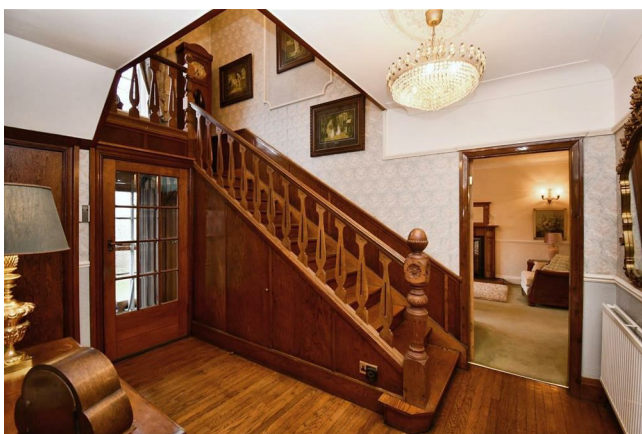
Externally the property occupies a substantially sized plot having a partly lawned garden to the front aspect with a brick walling to the surround and a driveway - accessed via the side entrance or wooden double gates - that accommodates off-street parking for multiple cars. Adjacent to the property, and with potential for conversion to living accommodation, there is a large double garage with personal entrance, a large up and over door and power laid on.

### Ground floor

#### Porch

Entrance door, storage cupboard. Leads to:

Entrance reception 12'9" x 9'11" (3.89m x 3.01m)



Dog leg staircase off, gas central heating radiator and a storage cupboard.

Lounge 15'11" x 13'5" (4.85m x 4.10m)



Bow window, gas central heating radiator, feature fireplace, coved ceiling and a dado rail. Open plan to:

Dining area 7'3" x 13'1" (2.22m x 3.98m)

French windows leading to the garden, gas central heating radiator, coved ceiling and a dado rail.

Sitting room 14'10" x 13'6" (4.52m x 4.11m)



Bow window to the front aspect and a further window to the side elevation, gas central heating radiator, feature fireplace, coved ceiling and a dado rail.

Kitchen / breakfast room 10'0" x 23'10" (3.04m x 7.26m)



Two Upvc double glazed windows and a Upvc double glazed entrance door, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and a single drainer sink unit, plumbing for an automatic washing machine, space for a range style cooker, additional storage cupboard and a coved ceiling.

### First floor

### Galleried landing



Window to the front aspect, coved ceiling, storage cupboard housing the gas central heating boiler and access to the loft space.

### Master bedroom 19'2" x 13'5" (5.84m x 4.10m)



Bow window to the front aspect, Upvc double glazed entrance door double glazed doors leading to the balcony, gas central heating radiator and fitted wardrobes.

### Bedroom two 16'7" x 13'5" (5.06m x 4.10m)



Bow window to the front aspect, gas central heating radiator and coved ceiling.

### Bedroom three 9'11" x 13'9" (3.02m x 4.19m)



Upvc double glazed window, gas central heating radiator, coved ceiling and a dado rail.

### Bathroom

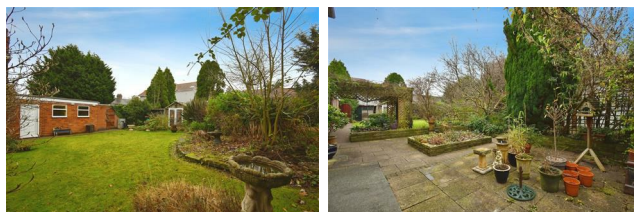


Upvc double glazed window, gas central heating radiator, fully tiled and fitted with a four piece suite comprising panelled bath, shower cubicle, pedestal wash basin and a bidet, and a coved ceiling.

### W.C.

Upvc double glazed window, low flush WC, coved ceiling and a dado rail.

### Rear external



Secure wooden gates on both sides open to the rear garden which is split in two sections : one half is laid to lawn with mature borders, and the second is low maintenance being block paved. The residence also benefits from having a workshop which could be used as an additional garage, two sheds, a storage bin and an outside tap.

### Double garage

Adjacent to the property and with potential for conversion to living accommodation there is a large double garage with four Upvc double glazed windows, personal entrance and a large up and over door. Power is laid on.



### Workshop

Potential for use as an additional garage

### Development potential

The previous owners have explored the possibility of obtaining planning permissions for an additional dwelling or dwellings within the boundary of the current gardens.

### Tenure

The property is held under Freehold tenureship

### Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB228019000

Council Tax band - F

### EPC rating

EPC rating - C

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

Broadband - Basic 15 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.

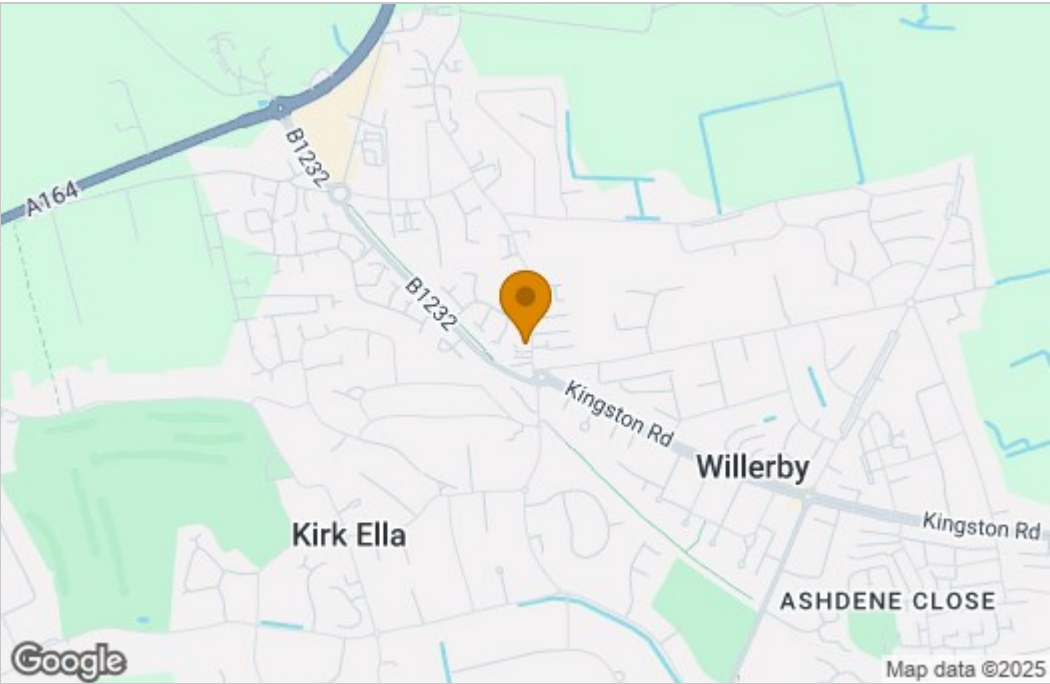
### Whitakers Estate Agent Declaration

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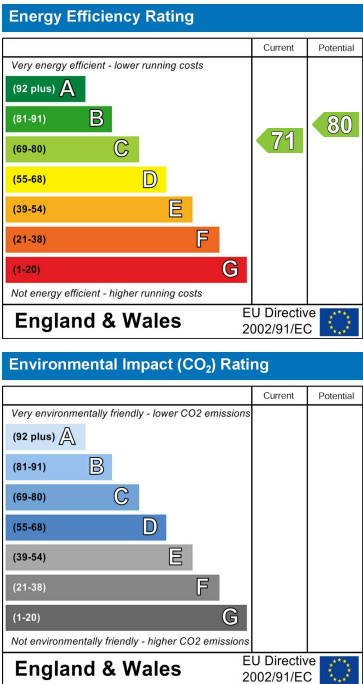
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.