

Whitakers

Estate Agents



429 Willerby Road, Hull, HU5 5JD

£210,000

This immaculate three bed property has been the subject of vast improvement by the current owners over the years to now provide a fantastic family home ready to move straight into and enjoy from day one in this sought after location.

The main features include - porch, entrance, lounge, sitting room and a fantastic full width modern fitted kitchen / diner with Quartz work surfaces and breakfast bar. The first floor boasts three good bedrooms (bed two fitted) together with the contemporary family bathroom suite and fixed stairs leading to the loft space with roof window and fitted wardrobes and draws.

Externally to the front of the property is a low maintenance garden . The rear garden southerly in orientation (ideal for those that worship the sun) again low maintenance by design with artificial grass, paved patio seating area and BBQ / entertainment area with lights and power leading to the double garage which again has lights and power with a 32amp power supply and electric roller shutter door accessed via the rear vehicular access.

This property really ticks all the boxes, I assure the first to see WILL FALL IN LOVE.

Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance

Upvc double glazed door and side windows leading to the porch.

Porch

Tiled flooring and wooden glazed front door.

Hallway



Tiled flooring with under stairs store cupboard and central heating radiator.

Lounge 11'0 x 11'0 (3.35m x 3.35m)



Upvc double glazed window and central heating radiator. Laminate flooring and Gas fire with tiled inset and hearth with a decorative wooden surround.

Kitchen / diner 17'0 x 12'0 (5.18m x 3.66m)



With a range of modern floor and eye level units and complimentary Quartz work surfaces above, breakfast bar, sink with mixer tap and tiled flooring. Upvc double glazed window and French doors leading to the garden.

Sitting Room 11'0 x 10'0 (3.35m x 3.05m)



With laminate flooring and central heating radiator.

First Floor

Landing

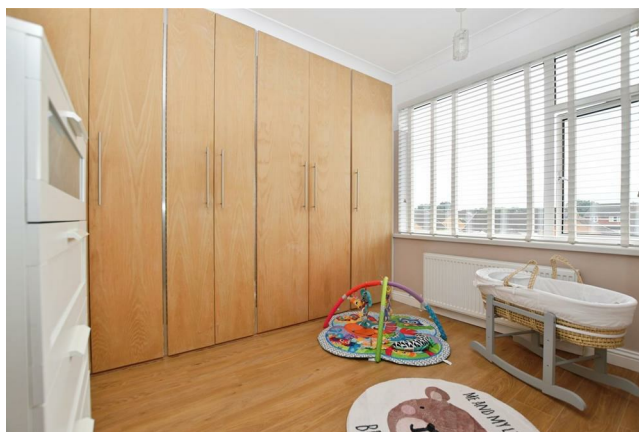
With glass balustrade and fixed staircase leading to the loft room.

Bedroom One 11'0 x 10'0 (3.35m x 3.05m)



Laminate flooring and central heating radiator. Upvc double glazed bay window.

Bedroom Two 10'0 x 8'10 (3.05m x 2.69m)



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

Bedroom Three 7'0 x 6'0 (2.13m x 1.83m)



Laminate flooring and central heating radiator. Upvc double glazed window.

Shower room 6'0 x 5'10 (1.83m x 1.78m)



With a walk in shower enclosure and mixer shower above, low flush toilet, vanity sink, tiled walls and floor. Upvc double glazed window.

Loft Room 15'0 x 9'11 (4.57m x 3.02m)



With fitted wardrobes and draws, roof window and storage in the eaves. Central heating radiator.

External



Low maintenance front garden, enclosed to the boundaries and mainly laid to stone. The rear garden is again low maintenance by design with artificial grass with a covered entertainment area / BBQ area with lights and power leading to the double garage (16'6 x 17'4) with its own 32 amp power supply, again with lights and power and an electric roller shutter door and a gated ten foot.

EPC

EPC rating - TBC

Council Tax

Council Tax band - B

Local Authority - Kingston Upon Hull

Tenure

This property is held under Freehold tenureship.

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.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Basic 17 Mbps Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

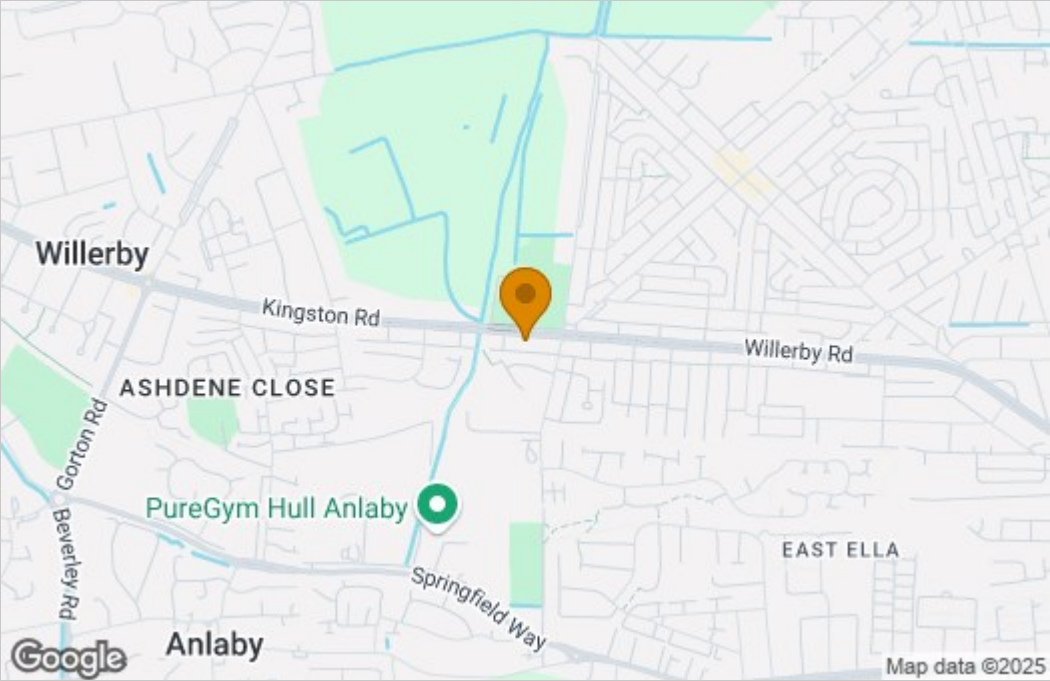
Whitakers Estate Agent Declaration

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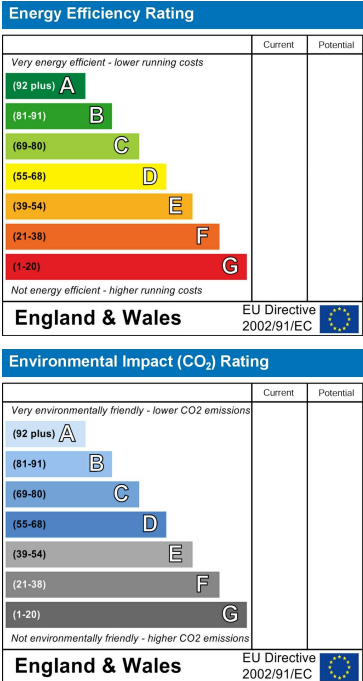
Floor Plan



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.