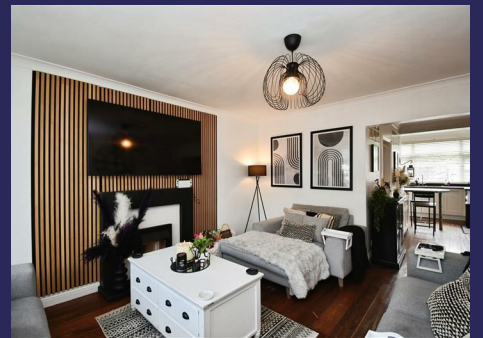


# Whitakers

Estate Agents



**117 Willerby Road, Hull, HU5 5DZ**

**£150,000**

Introducing this neatly presented three bedroom end-terrace property which is conveniently located on Willerby Road - a location renowned for its reliable transport links, and local amenities.

Externally to the front aspect, there is a gravelled forecourt with brick walling to the surround.

The internal layout of the ground floor briefly comprises : hallway, lounge with open aspect to the kitchen, and bathroom. A fixed staircase ascends to the first floor which boasts two double bedrooms and a box room.

The southerly facing rear garden is partly laid to lawn with gravelled borders, and complimented with a patio seating area. A path leads to the detached garage which can also be entered via the vehicle accessible rear ten-foot.



The accommodation comprises

#### Front external



Externally to the front aspect, there is a gravelled forecourt with brick walling to the surround.

#### Ground floor

##### Hallway

UPVC double glazed door, UPVC double glazed window, and laminate flooring. Leading to :

Lounge 15'0" x 11'11" (4.58 x 3.65 )



UPVC double glazed bow window, central heating radiator, electric fireplace with wooden surround, under stairs storage cupboard, and laminate flooring.

Kitchen / dining room 14'2" x 12'0" (4.32 x 3.67 )



UPVC double glazed door to the rear garden, UPVC double glazed window, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, integrated washing machine, and oven with hob and extractor hood above.

#### Bathroom



Central heating radiator, partly tiled to splashback areas with Lino flooring, and furnished with a three-piece suite comprising panelled bath, vanity sink, and low flush W.C.

#### First floor

##### Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 12'10" x 15'3" (3.93 x 4.67 )



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

Bedroom two 11'2" x 9'3" (3.41 x 2.82 )



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

Bedroom three 8'1" x 5'9" (2.48 x 1.76 )

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

Rear external



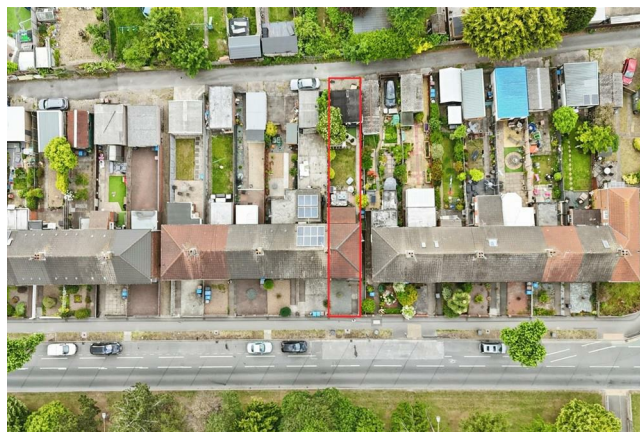
The southerly facing rear garden is partly laid to lawn with gravelled borders, and complimented with a patio seating area.

A path leads to the detached garage which can also be entered via the vehicle accessible rear ten-foot.

Garage

Personal door and up-and-over door, access to lighting / power, laminate flooring, and fitted with a range of floor and eye level units.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030300011703

Council Tax band - A

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Ultrafast 10000 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

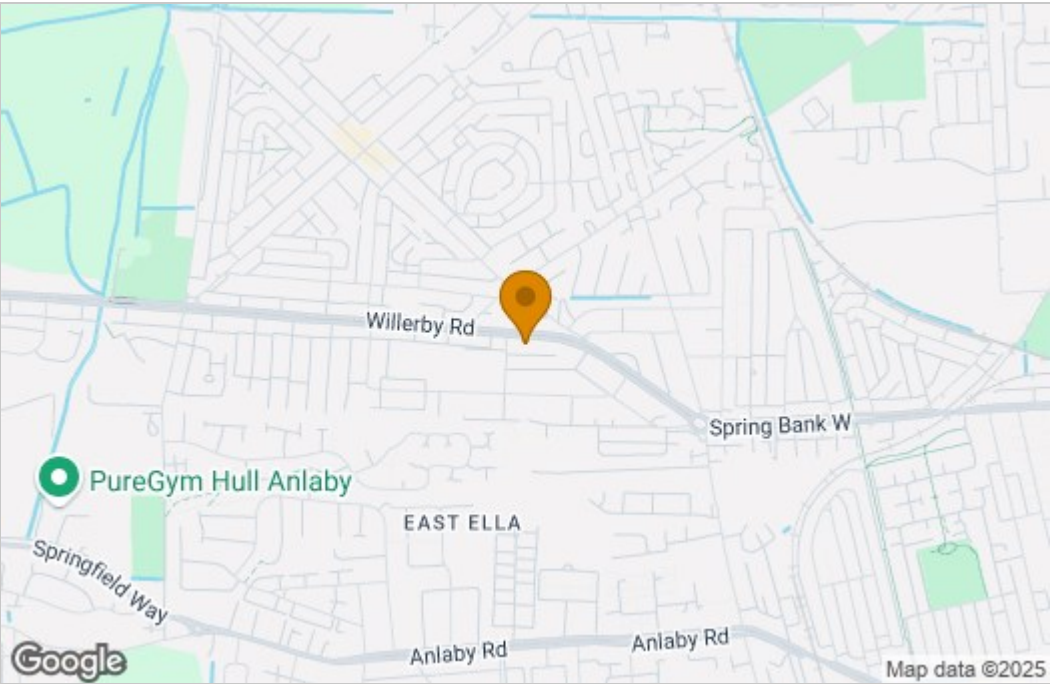
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Floor Plan

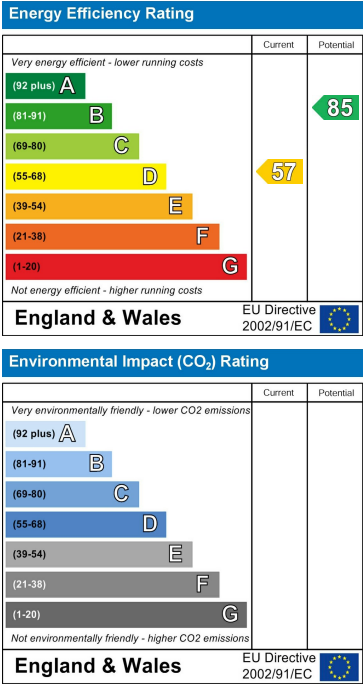


Total area: approx. 78.2 sq. metres (841.3 sq. feet)

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.