



SYMONDS + GREENHAM

Estate and Letting Agents



160 Willerby Road, Hull, HU5 5JW

£145,000

This spacious home spans two floors, featuring a welcoming entrance hall that opens into a bright bay-windowed lounge. The separate rear sitting/dining room boasts French doors leading to the beautifully maintained garden.

The kitchen, accessible from the hall, is equipped with a range of matching units, integrated appliances, and stylish fixtures.

Upstairs, you'll find three generously sized bedrooms and a family bathroom. The rear garden is designed for easy maintenance and provides a large outdoor leisure area. A secure double off-road parking space is located at the rear.

The property includes a gas central heating system and double glazing. It is offered with vacant possession and no chain involved, ensuring a smooth transition.

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor and understairs storage cupboard



LOUNGE

11'8 max x 11'11 max (3.56m max x 3.63m max)

An excellent sized reception room with electric fire place and bay window



DINING ROOM

10'5 max x 15'6 max (3.18m max x 4.72m max)

with French doors to the rear garden



KITCHEN

7'11 max x 18'0 max (2.41m max x 5.49m max)

Double glazed window overlooking the rear garden. Matching base, drawer, and wall units with brushed steel handles. Laminate work surface with hob, built-in oven, and glass/stainless steel extractor fan, featuring a brick-effect tiled backsplash. Additional work surface with 1.25 bowl sink and flexi-tap, with contrasting tiles. Wall-mounted gas boiler. Plumbing for washing machine and dishwasher. Space for upright fridge freezer.



FIRST FLOOR

LANDING

BEDROOM ONE

11'3 max x 11'0 max (3.43m max x 3.35m max)

An excellent sized double bedroom with fitted wardrobes and bay window



BEDROOM TWO

11'3 max x 10'11 max (3.43m max x 3.33m max)

A second good sized double bedroom



BEDROOM THREE

6'0 max x 8'9 max (1.83m max x 2.67m max)



BATHROOM

White 3-piece suite with P-shaped bath, shower and fixed screen, pedestal wash basin, and low flush W.C., all with contrasting tiled surround. Chrome fittings and upright radiator/towel rail.



OUTSIDE

Rear Garden

This low-maintenance garden features a paved patio perfect for relaxing or entertaining. A gardener's shed provides convenient

storage, and a gate leads to a secure double carport with wrought iron gates and off-road parking.

Front Garden

The front garden is beautifully designed with blue slate gravel for easy upkeep, bordered by an evergreen hedge for privacy. It's framed by a low brick wall and accessed through a charming wrought iron gate.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

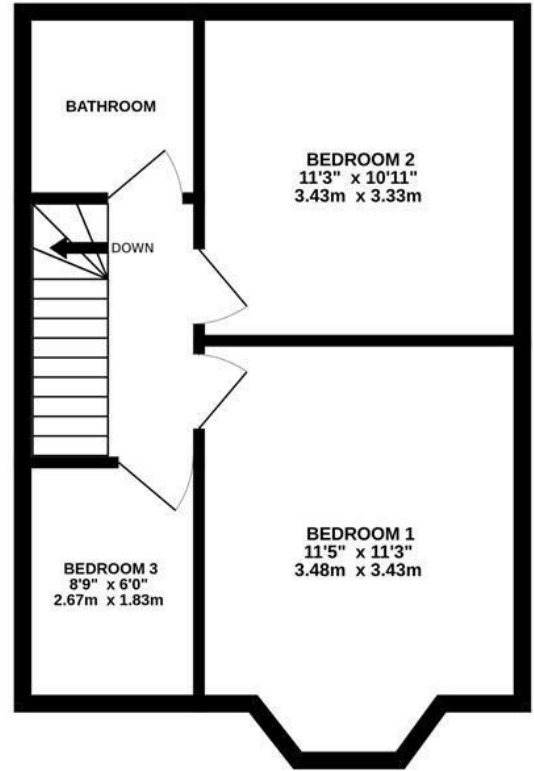
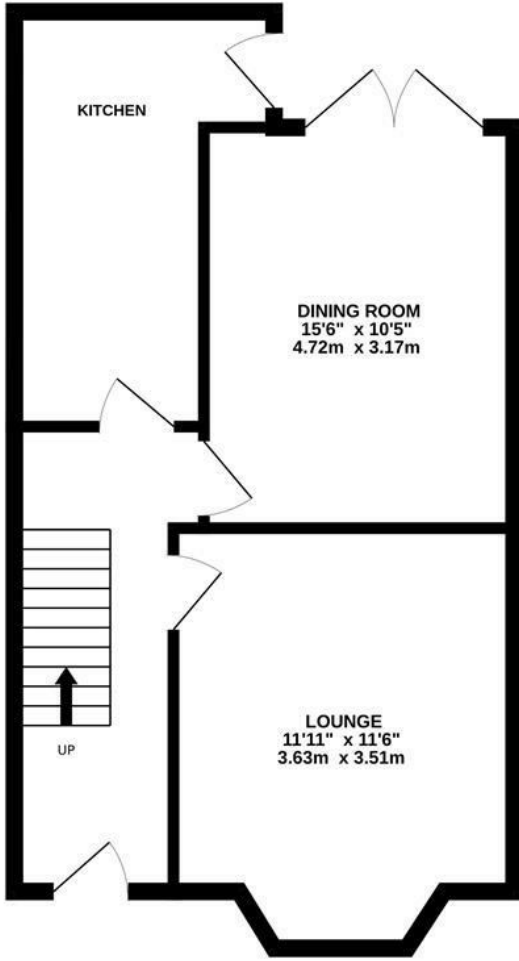
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC