



11a Gorton Road

Willerby, Hull, HU10 6LU

£289,950



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Summary

A fantastic opportunity to purchase this superb three bedroom semi detached property on Gorton Road, Willerby. Ideal for family buyers, this stunning home offers ready to move into accommodation and beautiful private garden with a bar and hot tub plus off street parking & garage.

Conveniently situated on a bus route with regular buses into Hull City Centre, easy access to all local shops and amenities, Wolfreton School and Haltemprice Leisure Centre.

Benefitting from gas central heating and UPVC double glazed windows, the property briefly comprises; to the ground floor, bright entrance hallway, lounge to the front with multi-fuel burner, second lounge/ dining room, modern kitchen and guest WC.

To the first floor is a central landing, three well proportioned bedrooms with fitted wardrobes to 2 and the house bathroom with a three-piece suite.

Externally, parking is provided to the front and side and to the rear is a garage and large private garden with multiple patio areas for seating, well equipped bar and hot tub.

Early viewing highly recommended and can be arranged via our office!

Ground Floor:

Entrance Hallway

A welcoming entrance into the property with UPVC double glazed door to the front, UPVC double glazed window to the side, fixed staircase to first floor with storage under the stairs, solid wooden flooring and radiator.

Lounge

13'10" x 13'4" (4.24m x 4.07m)

A spacious lounge to the front with walk in UPVC double glazed window, multi-fuel burner creating central focal point, carpet flooring and radiator.

Sitting/ Dining Room

19'1" x 11'3" (5.83m x 3.45m)

With UPVC sliding patio doors to the rear, flooring in Herringbone design and radiator.

Kitchen

15'2" x 8'7" (4.63m x 2.62m)

A modern kitchen with UPVC double glazed window to the side and double glazed door to rear garden. Fitted with a range of base and wall mounted units, laminated work surfaces and tiling to splashback areas, inset 1.5 composite sink unit, inset induction hob with Neff extractor hood above and Siemens oven below, integrated Neff fridge freezer, integrated Neff dishwasher and integrated Siemens washing machine. With tiled flooring and radiator.

Cloakroom

To the rear of the property with UPVC double glazed window with low level WC and hand wash basin.

First Floor

Central Landing

With UPVC double glazed window to the side and access to all first floor rooms.

Master Bedroom

14'0" x 11'11" (4.27m x 3.65m)

A double bedroom to the front with walk in UPVC double glazed bay window, fitted wardrobes with ample storage space, carpet flooring and radiator.

Tel: 01482 322411

Bedroom Two

12'1" x 11'10" (3.70m x 3.62m)

A second double bedroom with UPVC double glazed window to the rear, fitted wardrobes, carpet flooring and radiator.

Bedroom Three

7'7" x 7'6" (2.33m x 2.29m)

Third bedroom to the front with UPVC double glazed window, carpet flooring and radiator.

House Bathroom

8'2" x 7'4" (2.49m x 2.26m)

With UPVC double glazed window to the side and rear. fitted with a three-piece suite in white; comprising bath with tiled surround and shower over, pedestal sink unit and low level WC. with full tiling to the wall, large storage unit and radiator.

Outside

To the front is a gravelled driveway, to the side is further off street parking and leading to the garden. The rear garden is a great size and certainly an asset to this property. Private and not overlooked, there are multiple patio areas for seating and the rest laid to lawn and planted borders. To the bottom of the garden is a hot tub with covered pergola over.

Garden Bar

14'7" x 9'1" (4.47m x 2.77m)

With UPVC French doors to the side for access. A fully equipped bar with granite worktop and shelving, lighting and power and space for seating. A great entertaining space!

Council Tax Band

We have been advised the property is council tax band C, payable to East Riding of Yorkshire Council.

ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



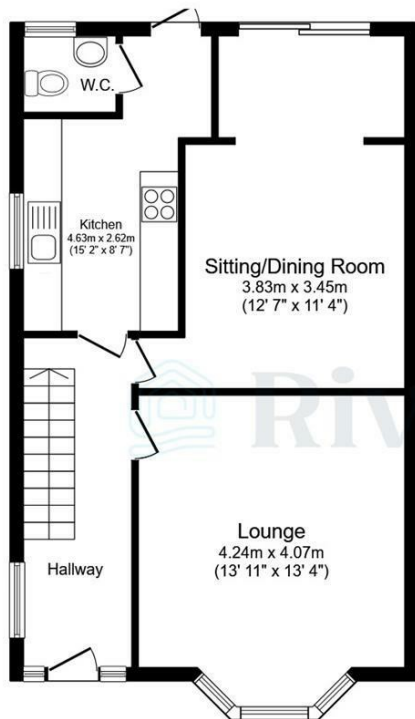
Hybrid Map



Terrain Map

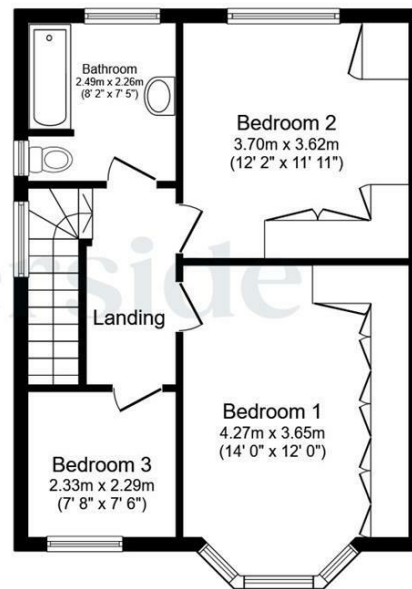


Floor Plan



Ground Floor

Floor area 60.3 sq.m. (649 sq.ft.)



First Floor

Floor area 49.3 sq.m. (531 sq.ft.)

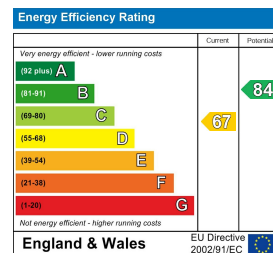
TOTAL: 109.7 sq.m. (1,180 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

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