



3 Wentworth Close

Willerby, Hull, HU10 6NL

£230,000



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Ground Floor

Entrance Hallway

Welcoming entrance via UPVC double glazed door to the side. Hallway with fixed staircase to the first floor, radiator.

Through Lounge/ Diner

28'4" x 11'8" (8.64m x 3.56m)

A bright and spacious room with UPVC double glazed window to the front and UPVC sliding doors to the rear. With feature fireplace housing electric fire, laminate flooring and radiators.

Kitchen

16'9" x 9'11" (5.12m x 3.03m)

A modern fitted kitchen with UPVC double glazed window to the rear and UPVC glazed door to the side. Fitted with a range of high gloss base and wall mounted units, laminated work surfaces with matching upstands and tiling to the splashback areas, inset sink, inset gas hob with extractor over, built in oven below and integrated fridge/freezer, dishwasher and washing machine. With tiled flooring and understairs cupboard.

Downstairs WC

With UPVC double glazed window to the front, fitted with a low level WC and hand wash basin.

First Floor

Central Landing

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

Bedroom One

11'6" x 11'3" (3.53m x 3.45m)

A double bedroom to the front with UPVC double glazed window, fitted wardrobes for storage and fitted desk/dressing table area, carpet flooring and radiator,

Bedroom Two

11'6" x 8'3" (3.53m x 2.52m)

To the rear with UPVC double glazed window to the rear, fitted cupboard for storage, carpet flooring and radiator,

Bedroom Three

7'10" x 7'4" (2.41m x 2.26m)

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

Bathroom

7'3" x 5'3" (2.22m x 1.61m)

Fitted with a three-piece suite in white, comprising panelled bath with shower over, sink set upon vanity unit with storage and low level WC. With UPVC double glazed window to the rear, fully tiled walls and heated towel rail.

Externally

Outside to the front is a gravelled garden and the side is off street parking leading to the garage. The rear is enclosed and mainly laid to lawn with patio area for seating.

Council Tax Band

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

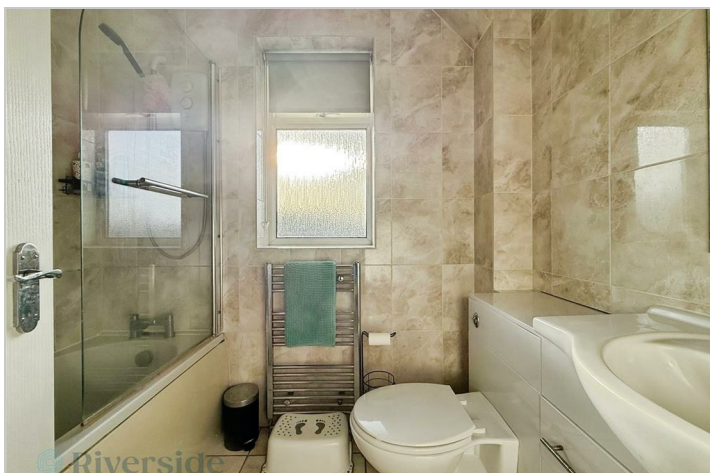
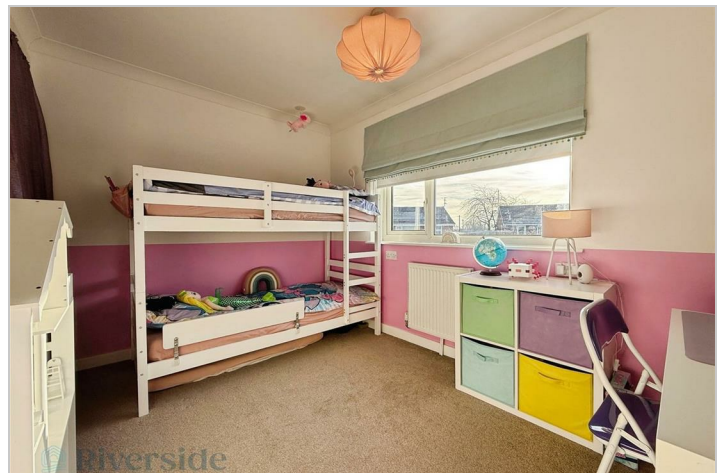
ADDITIONAL INFORMATION

Tel: 01482 322411

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.



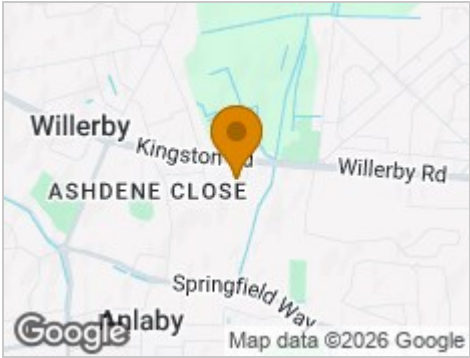
Road Map



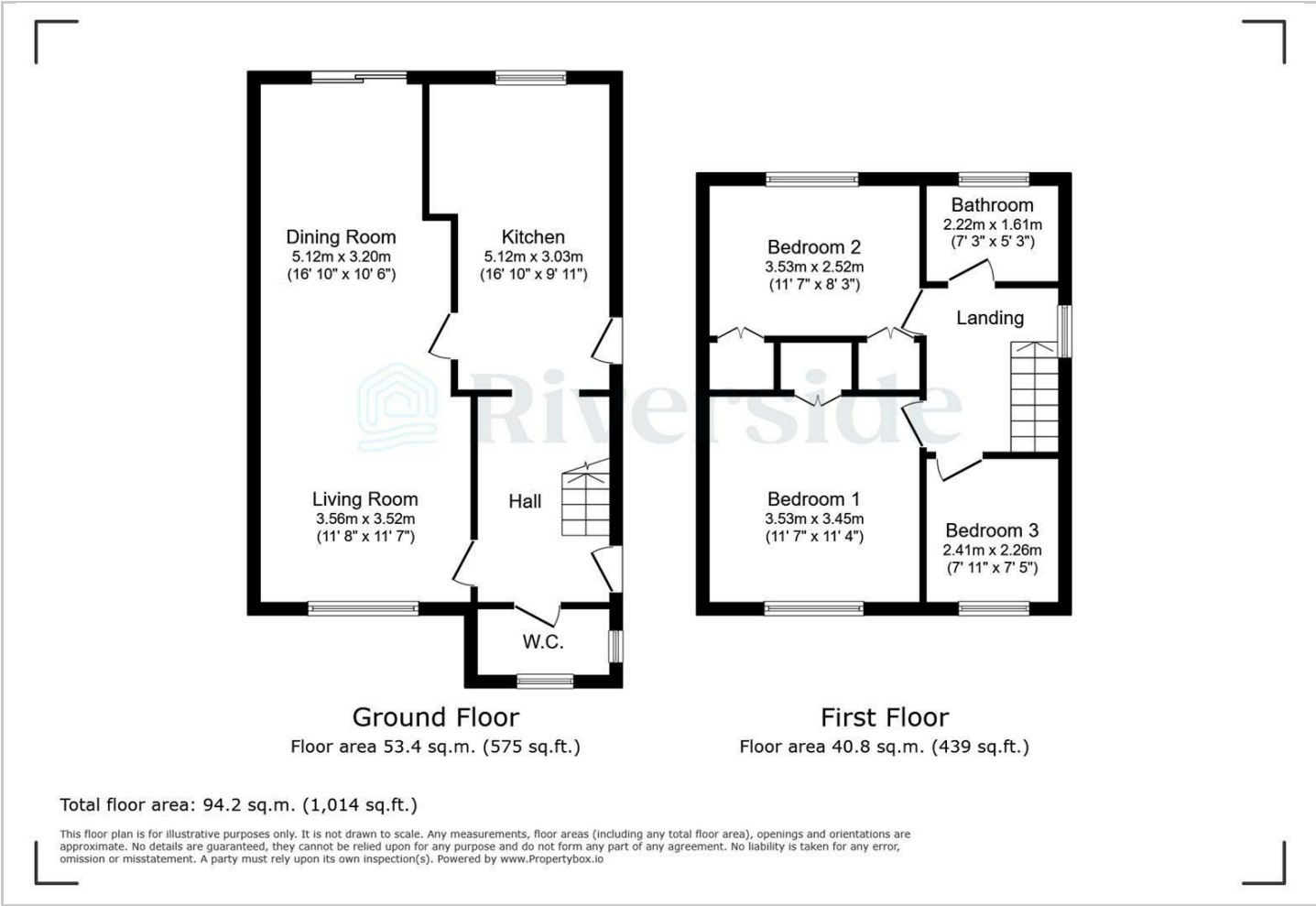
Hybrid Map



Terrain Map



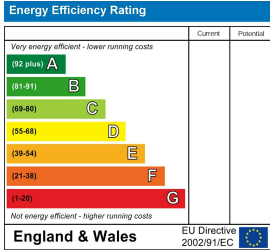
Floor Plan



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