



Willerby Road, Hull HU5 5HY

Welcome to

Willerby Road, Hull

GUIDE PRICE £160,000 - £170,000

Home For Sale On Willerby Road with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 2 Bedrooms, Dressing Room/Office/Nursery & Loft Space, Family Shower Room & Ground Floor Cloakroom, Gardens & Garage! - Book your viewing today!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Cloakroom

With double glazed window to the side, low level wc and wash hand basin.

Lounge

14' 1" into window x 11' 6" max (4.29m into window x 3.51m max)

With double glazed bay window to the front, gas fire with wooden surround, television point, radiator and coving to the ceiling.

Dining Room

10' 7" max x 11' 6" (3.23m max x 3.51m)

With double glazed window to the rear, decorative ceiling rose, radiator, coving to the ceiling and picture window into the Kitchen.

Kitchen

19' 8" x 6' 3" (5.99m x 1.91m)

Fitted kitchen with a range of wall and base units, electric hob, electric oven, cooker-hood, wash hand basin, radiator, plumbing for an automatic washing machine, plumbing for a dishwasher and double glazed window to the side.

Rear Lobby

With double glazed door to the side.

First Floor

Bedroom 1

14' 5" into bay x 11' 3" max (4.39m into bay x 3.43m max)
With double glazed bay window to the front, radiator and coving to the ceiling.

Bedroom 2

10' x 11' (3.05m x 3.35m)

With double glazed window to the rear, radiator, coving to the ceiling and built in cupboard housing central heating boiler.

Dressing Room/ Office/ Nursery

7' 8" x 5' 8" (2.34m x 1.73m)

With double glazed window to the front, radiator and stairs to the Loft Space.

Shower Room

Shower Room with shower cubicle, wash hand basin, low level wc, radiator, coving to the ceiling and double glazed window to the rear.

Loft Space

15' 2" x 10' 1" (4.62m x 3.07m)

With skylight window and radiator.

Outside

Front Garden

With wall, wrought iron gate, path, gravelled area and timber fencing.

Rear Garden

With paved patio area, gravelled area, path, rear access gate, timber fencing and borders housing plants and shrubs.

Garage

10' 1" x 19' 5" (3.07m x 5.92m)

With power and light, side access door and up and over door.



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- 2 Bedrooms & Dressing Room/Office/Nursery & Loft Space
- Family Shower Room & Ground Floor Cloakroom
- Lounge & Dining Room
- Garage

Tenure: Freehold EPC Rating: E

guide price

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Directions to this property:

See below mapo for property location, for further information on the local are please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property



Property Ref:
WBY109656 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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