



Main Street, Willerby Hull HU10 6BU

welcome to

Main Street, Willerby Hull

GUIDE PRICE £150,000 - £160,000

Beautiful End Of Terrace Home In Willerby with - Lounge/Diner, Fitted Kitchen, Utility Room, 2 Bedrooms, Family Bathroom & Ground Floor Cloakroom& Gardens! Call us today and book your viewing!



Lounge/ Diner

10' 7" max x 23' 7" (3.23m max x 7.19m)

With double glazed bow window to the front, gas fire with cast iron surround, television point, telephone point, 2 radiators, understairs cupboard, double glazed door to the front, internal window, coving to the ceiling and stairs to the First Floor.

Kitchen

10' x 10' 3" (3.05m x 3.12m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a cooker, cooker-hood, space for a fridge freezer, radiator, coving to the ceiling and window to the rear.

Utility Room

5' 6" x 5' 5" (1.68m x 1.65m)

With work surfaces, base units, plumbing for an automatic washing machine and double glazed patio style doors leading to the Rear Garden.

Rear Lobby

With radiator.

Cloakroom

With low level wc, wash hand basin and central heating boiler.

First Floor Bedroom 1

10' 7" to rear of wardrobes x 10' (3.23m to rear of wardrobes x 3.05m)

With double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 2

10' 5" x 10' 3" max (3.17m x 3.12m max)

With double glazed window to the front, storage cupboard, radiator and coving to the ceiling.

Bathroom

Bathroom with bath with mains shower over and shower screen, vanity wash hand basin, low level wc, spot light points, radiator and double glazed window

to the rear.

Outside Front Garden

With wall, shrubs and gate.

Rear Garden

With paved patio area, trees/shrubs, path, lawned area, borders, side access gate, fenced surround and shed.



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Main Street, Willerby Hull

- GUIDE PRICE £150,000 - £160,000
- 2 Bedroom End Of Terrace Home In Willerby
- Spacious Lounge/Diner
- Family Bathroom & Ground Floor Cloakroom
- Utility Room

Tenure: Freehold EPC Rating: E

guide price

£150,000

directions to this property:

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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBY109906](https://www.williamhbrown.co.uk/Property/WBY109906)



Property Ref:
WBY109906 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk