



Willerby Road, Hull HU5 5HH

Welcome to

Willerby Road, Hull

GUIDE PRICE £140,000 - £150,000

Lovely Home On Willerby Road with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Loft Space, Family Bathroom, Gardens & Garage! Book your viewing today!



Entrance Hall

With door to the front, radiator, understairs cupboard and stairs to the First Floor.

Lounge

10' 8" plus bay x 11' 2" max (3.25m plus bay x 3.40m max)
With double glazed bay window to the front, gas fire with wooden surround, radiator and coving to the ceiling.

Dining Room

17' 1" x 10' 9" (5.21m x 3.28m)
With radiator, coving to the ceiling and double glazed french style doors leading to the Rear Garden.

Kitchen

9' 9" x 7' 7" (2.97m x 2.31m)
Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, gas hob, electric oven, plinth heater, plumbing for an automatic washing machine, space for a fridge freezer, double glazed windows to the side and rear and double glazed door to the rear.

First Floor

Bedroom 1

13' 3" into bay x 11' 4" to rear of wardrobes (4.04m into bay x 3.45m to rear of wardrobes)
With double glazed bay window to the front, radiator and fitted wardrobes.

Bedroom 2

11' x 10' 2" to rear of wardrobes (3.35m x 3.10m to rear of wardrobes)
With double glazed window to the rear, radiator, built in cupboard, coving to the ceiling and fitted wardrobes.

Bedroom 3

8' 1" x 6' 5" to rear of wardrobes (2.46m x 1.96m to rear of wardrobes)
With double glazed window to the rear, radiator and fitted wardrobes.

Bathroom

Bathroom with bath with electric shower over, low level wc, vanity wash hand basin, radiator and double glazed window to the front.

Loft Space

15' 6" x 9' 10" (4.72m x 3.00m)
With skylight window to the rear and 2 eaves storage areas.

Outside

Front Garden

With paved frontage and timber fencing and gate.

Rear Garden

With lawned area, patio area, paved area, borders housing shrubs, path and timber fencing.

Garage

9' x 15' 1" (2.74m x 4.60m)
With window to the side, side access door and up and over door.



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Welcome to

Willerby Road, Hull

- GUIDE PRICE £140,000 - £150,000
- Mid Terrace Home On Willerby Road
- 3 Bedrooms & Loft Space
- Garage
- Extremely Popular Residential Location

Tenure: Freehold EPC Rating: D

guide price

£140,000 - £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

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Property Ref:
WB110318 - 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.

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