



**Trafford Road, Willerby Hull HU10 6AJ**

**Welcome to**

**Trafford Road, Willerby**

GUIDE PRICE £160,000 - £170,000

Mid Terraced Home In Willerby with - Entrance Porch, Entrance Hall, Lounge/Diner, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gardens & Garage!

Call us now to book your viewing!





## Entrance Porch

With double glazed door to the front.

## Entrance Hall

With door to the front, radiator, storage cupboard and coving to the ceiling.

## Lounge/ Diner

26' into bay x 10' 5" max ( 7.92m into bay x 3.17m max )  
With double glazed bay window to the front, double glazed window to the rear, radiator and coving to the ceiling.

## Kitchen

17' x 8' 1" ( 5.18m x 2.46m )  
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a cooker, plumbing for an automatic washing machine, radiator, double glazed window to the rear, coving to the ceiling and double glazed door to the side.

## First Floor

### Landing

With coving to the ceiling and loft access.

### Bedroom 1

14' 5" into bay x 10' to rear of wardrobes ( 4.39m into bay x 3.05m to rear of wardrobes )  
With double glazed bay window to the front, radiator, coving to the ceiling and fitted wardrobes.

### Bedroom 2

11' 1" x 10' 1" ( 3.38m x 3.07m )  
With double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes.

### Bedroom 3

7' 3" x 5' 7" ( 2.21m x 1.70m )  
With double glazed window to the front, radiator and coving to the ceiling.

### Bathroom

Bathroom with bath with shower over, low level wc, wash hand basin, radiator, extractor fan and double glazed window to the rear.

## Outside

### Front Garden

With wall, gravelled area and wrought iron gate.

### Rear Garden

With decking area, gravelled area, shrubs, fencing, outside tap and gate to the tenfoot.

### Garage

17' 3" x 8' ( 5.26m x 2.44m )  
With window to the side, door to the side and up and over door.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



**view this property online** [williamhbrown.co.uk/Property/WBY110401](http://williamhbrown.co.uk/Property/WBY110401)



## Welcome to

### Trafford Road, Willerby

- GUIDE PRICE £160,000 - £170,000
- 3 Bedroom Home In Willerby offered with NO CHAIN
- Well Presented Throughout
- Through Lounge/ Diner & Fitted Kitchen
- Garage

Tenure: Freehold EPC Rating: D

guide price

**£160,000 - £170,000**

### 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/WBY110401](http://williamhbrown.co.uk/Property/WBY110401)



Property Ref:  
WBY110401 - 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**