



Roger Garth, Willerby HU10 6AU

Welcome to

Roger Garth, Willerby

GUIDE PRICE £175,000 - £180,000

Lovely Home In Willerby with - Entrance Hall, Lounge/Dining Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gardens & Off Street Parking!
Book your viewing today!



Entrance Hall

With double glazed door to the front, radiator, wall light points, understairs cupboard, coving to the ceiling and stairs to the First Floor.

Lounge/Dining Room

11' 8" max x 24' (3.56m max x 7.32m)

With double glazed windows to the front and rear, 2 radiators, gas fire with wooden surround, television point and coving to the ceiling.

Kitchen

12' 7" x 8' 9" (3.84m x 2.67m)

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 and plumbing for a dishwasher, space for a fridge freezer, boiler cupboard, double glazed windows to the side and rear and double glazed door to the rear.

First Floor

Landing

With double glazed window to the side, airing cupboard and loft access.

Bedroom 1

11' 7" x 12' 1" to rear of wardrobes (3.53m x 3.68m to rear of wardrobes)

With double glazed window to the front, radiator, coving to the ceiling and fitted wardrobes.

Bedroom 2

11' 9" into access x 12' (3.58m into access x 3.66m)

With double glazed window to the rear, radiator, coving to the ceiling and built in wardrobe.

Bedroom 3

6' 3" x 7' 7" (1.91m x 2.31m)

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

Bathroom

Bathroom with bath with mixer taps and shower attachment, low level wc, wash hand basin, towel style radiator, coving to the ceiling and double glazed window to the rear.

Outside

Front Garden

With lawned area, shrubs and driveway providing off street parking.

Rear Garden

With lawned area, flower beds, side access gate and fenced surround.

Outbuilding 1

With window to the front and single glazed french style doors.

Outbuilding 2

With window and door to the front.



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Welcome to

Roger Garth, Willerby

- GUIDE PRICE £175,000 - £180,000
- Semi-Detached Home In Willerby
- 3 Bedrooms
- Spacious Lounge/Dining Room
- Off Street Parking

Tenure: Freehold EPC Rating: C

guide price

£175,000 - £180,000

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:
WBY110320 - 0003

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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