



**Willerby Road, Hull HU5 5HT**



**Welcome to**

**Willerby Road, Hull**

Home For Sale On Willerby Road with - Entrance Hall, Lounge, Fitted Kitchen, Family Bathroom, 3 Bedrooms, Gardens & Double Garage! Book your viewing today!



## Entrance Hall

With double glazed door to the front and radiator.

## Lounge

14' 6" into bay x 12' 9" into recess ( 4.42m into bay x 3.89m into recess )

With double glazed bay window to the front, gas fire with hearth, radiator, decorative ceiling rose and coving to the ceiling.

## Kitchen

16' 1" x 9' ( 4.90m x 2.74m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, range style cooker, cooker-hood, radiator, cupboard housing boiler, understairs cupboard, plumbing for an automatic washing machine, 2 double glazed windows to the rear, coving to the ceiling and double glazed door to the side.

## Bathroom

Bathroom with P shaped bath with overhead shower, vanity wash hand basin, low level wc, radiator, spot light points and double glazed window to the rear.

## First Floor

### Bedroom 1

12' 8" into bay x 16' 5" max ( 3.86m into bay x 5.00m max )

With double glazed bay window to the front, double glazed window to the front and loft access.

### Bedroom 2

11' 2" x 9' 7" ( 3.40m x 2.92m )

With double glazed window to the rear and radiator.

### Bedroom 3

6' 9" x 6' 3" ( 2.06m x 1.91m )

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

## Outside

### Front Garden

With gate, wall, gravelled area, path and fencing.

### Rear Garden

With lawned area, paved patio area, outside tap and fencing.

### Double Garage

23' 9" x 16' 3" ( 7.24m x 4.95m )

With power, windows to the front, double glazed access door and 2 up and over doors.



***view this property online*** [williamhbrown.co.uk/Property/WBY110781](http://williamhbrown.co.uk/Property/WBY110781)



## Welcome to

### Willerby Road, Hull

- Lovely Home On Willerby Road
- 3 Bedrooms
- Double Garage
- Excellent Residential Location
- 

Tenure: Freehold EPC Rating: D

# £130,000

### 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/WBY110781](http://williamhbrown.co.uk/Property/WBY110781)



Property Ref:  
WBY110781 - 0006

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](mailto:Willerby@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**