



Trafford Road, Willerby HU10 6AJ

Welcome to

Trafford Road, Willerby

GUIDE PRICE £165,000 - £175,000

Lovely Home On Trafford Road, Willerby with - Entrance Hall, Lounge/Diner, Fitted Kitchen, 3 Bedrooms, Family Shower Room & Ground Floor Cloakroom, Gardens & Garage! Call now and book your viewing!



Entrance Hall

With double glazed door to the front, understairs cupboard, electric heater and stairs to the First Floor.

Cloakroom

With low level wc and vanity wash hand basin.

Lounge/Diner

26' 5" into bay x 10' 4" max (8.05m into bay x 3.15m max)
With double glazed bay window to the front, electric heater, television point and double glazed french style doors leading to the Rear Garden.

Kitchen

19' x 7' 5" (5.79m x 2.26m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, integrated microwave, integrated fridge freezer, integrated washing machine, electric heater, double glazed window to the rear and double glazed door to the side.

First Floor

Landing

With loft access.

Bedroom 1

8' 1" to front of wardrobes x 14' 5" into bay (2.46m to front of wardrobes x 4.39m into bay)
With double glazed bay window to the front, electric heater and fitted wardrobes.

Bedroom 2

11' 1" x 9' 7" to rear of wardrobes (3.38m x 2.92m to rear of wardrobes)
With double glazed window to the rear and electric heater.

Bedroom 3

7' 3" x 5' 7" (2.21m x 1.70m)
With double glazed window to the front and electric heater.

Shower Room

Shower Room with shower cubicle, wash hand basin, low level wc and double glazed window to the rear.

Outside

Front Garden

With wall, path, wrought iron gate and gravelled area.

Rear Garden

With paved patio, artificial lawned area, gravelled area, rear access gate and fenced surround.

Garage

9' x 18' 7" (2.74m x 5.66m)
Garage with power and up and over door.



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Welcome to

Trafford Road, Willerby

- GUIDE PRICE £165,000 - £175,000
- 3 Bedroom Home In Willerby
- Well Presented Throughout!
- Family Shower Room & Ground Floor Cloakroom
- Garage

Tenure: Freehold EPC Rating: E
Council Tax Band: B

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.

guide price

£165,000 - £175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111199 - 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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