



21 Trafford Road, Willerby
HU10 6AJ

Offers in Excess of £135,000

YOU WILL STRUGGLE TO FIND ANOTHER THREE BEDROOM HOUSE IN WILLERBY AT THIS PRICE





Summary: Situated in a cul de sac just off Kingston Road within walking distance of the shops, amenities and the highly regarded local schools. This traditional three bedroom townhouse has two receptions, bay windows to front and rear, 17ft kitchen, first floor fully tiled bathroom, garage plus carport. The property is fully double glazed and gas central heated, waste no time in viewing.

Location: The village of Willerby is situated some five miles west of the Hull City Centre and is perfectly positioned for access to both Hull City Centre and the A63/M62 motorway link. Good local shopping including Waitrose supermarket, public transportation and local schooling are all available nearby.

Accommodation: The property is arranged on two floors and briefly comprises as follows:

Entrance Hall: With staircase off and understairs storage cupboard.

Lounge: 13' 0" x 10' 7" Max Including Bay Window (3.96m x 3.22m) With feature oak contemporary fire surround on a solid granite hearth and cast inset.

Dining Room: 15' 0" x 10' 7" Max (4.57m x 3.22m) Overlooking the rear garden.

Kitchen: 17' 0" x 5' 1" (5.18m x 1.55m) Includes a range of wood grain finish floor and wall cabinets with complementing granite effect worktops, integrated refrigerator/freezer, oven and hob, single drainer sink unit, plumbing for an automatic washing machine and dishwasher.

First Floor:



Bedroom One: 13' 10" x 10' 1" (4.21m x 3.07m)

Bedroom Two: 11' 3" x 10' 1" (3.43m x 3.07m)
Includes a range of fitted wardrobes.

Bedroom Three: 7' 5" x 5' 9" (2.26m x 1.75m)

Bathroom: Being fully tiled complementing a three piece white suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC plus heated towel rail.

Outside: To the front of the property there is a small forecourt garden and to the rear there is a patio area with brick built barbecue beyond which is a lawn with a variety of ornamental shrubs. There is also a further patio area beyond which is an attached garage leading onto a tenfoot rear access with an additional carport.

Services: Mains gas, water, electricity and drainage are connected to the property.

Central Heating: The property has the benefit of a gas fired central heating system to panelled radiators.

Double Glazing: The property has the benefit of UPVC double glazed windows.

Council Tax: Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band B.*

Fixtures And Fittings: Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

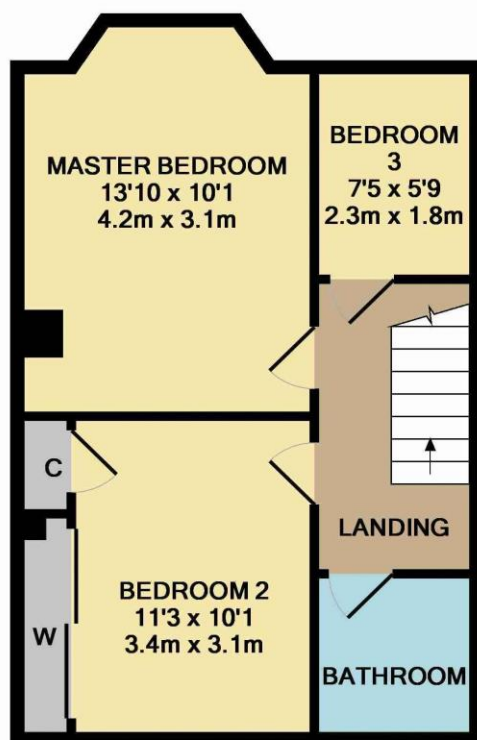
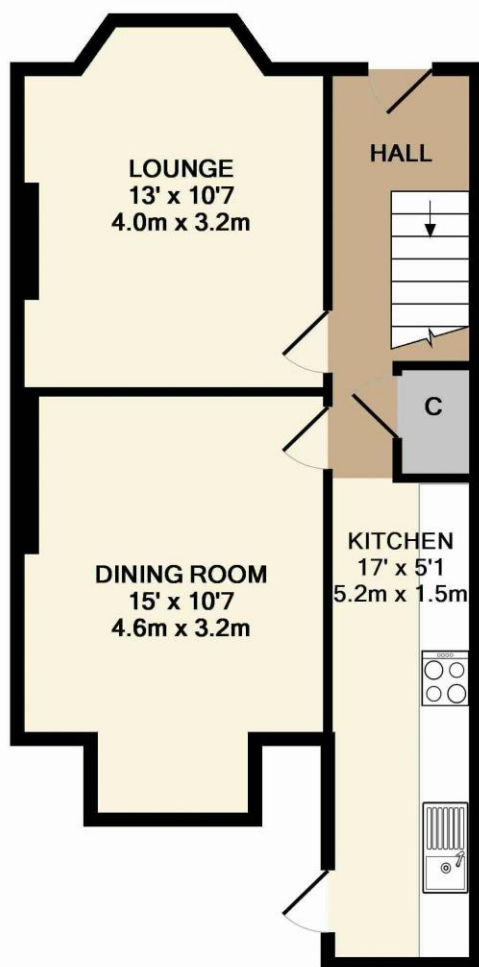


Disclaimer: *The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings: Strictly by appointment with the sole agents.

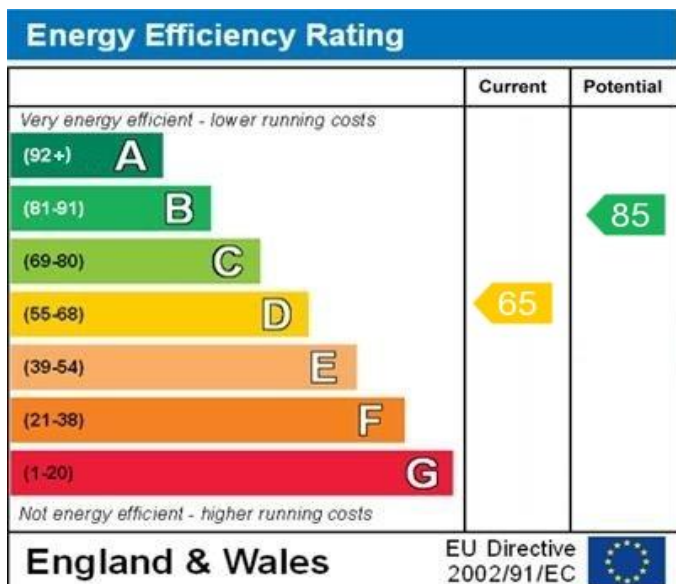
Mortgages: We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Willerby office on 01482 656789. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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21 TRAFFORD ROAD, WILLERBY HU10 6AJ
TOTAL APPROX. FLOOR AREA 796 SQ.FT. (73.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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