



5 Luthers Rise, Willerby, Hull, East Yorkshire, HU10 6GA

- Well Proportioned Three/Four Bedroom Detached House
- Entrance Hall with Stairs off
- Dining Room and Sitting Room/Bedroom Four
- First Floor with Shower Room
- Bedrooms Two and Three
- Versatile Accommodation arranged on Two Floors
- Breakfast Kitchen and Lounge
- Ground Floor Bathroom
- Bedroom One with En Suite Shower/Wet Room
- Gardens with Parking and Double Garage

Offers In The Region Of £375,000



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5 Luthers Rise, Willerby, Hull, East Yorkshire, HU10 6GA

Versatile three/four bedroom detached family house. Offered for sale with No Forward Chain, the property occupies a pleasant garden plot within this select development of six properties off the Main Street. Recommended for an internal and external inspection to fully appreciate the space and potential provided. Now ready for some décor and improvements the accommodation comprises:- Entrance hall, breakfast kitchen, lounge, dining room, sitting room/bedroom four and a ground floor bathroom. First floor with bedroom one with En suite shower/wet room, two further bedrooms and a shower room. There are garden areas to the front and rear with off road parking and access to the double garage. Gas fired central heating system and majority double glazing. Viewing via Leonards please.

Location

Located off the Main Street, the property is situated close to the amenities of Willerby, including schools, restaurants and public houses. The property is located within a short drive of the nearby retail park and supermarkets.

Entrance Hall

Part glazed side entrance door with adjoining side window provides access into the welcoming hallway. Stairs lead off to the first floor accommodation with under stairs cupboard, radiator, wooden style flooring and access into ground floor rooms off.

Breakfast Kitchen

9'4" x 20'5" (2.864m x 6.230m)

Fitted with a range of base and wall units, work surfaces with tiled splashbacks incorporate the single drainer sink unit with mixer tap. Appliances of electric oven with hob and hood over (all not tested). Space for slot in appliances, windows to the side and rear elevations with part glazed rear entrance door and radiator.

Lounge

11'9" x 23'10" (3.588m x 7.279m)

A generous size lounge area with doors to the rear with adjoining windows and window to the side. Fire surround with electric fire (not tested), two radiators and wooden style flooring.

Dining Room

11'4" x 11'5" (3.472m x 3.498m)

Double aspect room with windows to the front and side elevations, radiator and wooden style flooring.

Sitting Room/Bedroom Four

9'9" x 11'1" (2.984m x 3.381m)

Window to the front elevation, radiator and wooden style flooring.

Ground Floor Bathroom

6'7" x 6'6" (2.031m x 2.001m)

Suite of bath, wash hand basin and WC. Part tiled walls, radiator and wooden style flooring.

First Floor Landing

Access to roof void, roof light window, store cupboard and boiler cupboard housing the gas fired central heating boiler (not tested).

Bedroom One

16'5" x 12'1" (5.022m x 3.697m)

Window to the front elevation, radiator, part sloping ceiling profiles and mirror fronted doors to storage areas. Access into:

En Suite Shower/Wet Room

5'10" x 5'9" + recess (1.790m x 1.778m + recess)

Contains a mains plumbed shower, vanity unit with basin and WC. Roof light window, tiling to the walls and floor. Open fronted hanging/storage areas.

Bedroom Two

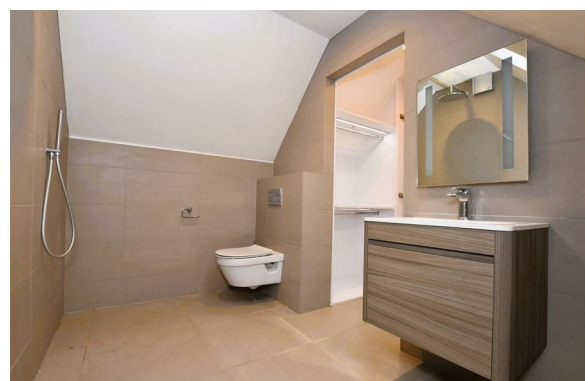
12'10" to wardrobes x 18'2" (3.925m to wardrobes x 5.551m)

Window to the rear elevation, range of wardrobes with drawers and bedside units with headboard. Sloping ceiling profiles, radiator and store cupboard in alcove.

Bedroom Three

16'2" x 11'8" (4.947m x 3.560m)

Window to the front elevation, radiator and sloping ceiling profiles.



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Shower Room

5'6" x 7'6" (1.699m x 2.292m)

Suite of shower cubicle with mains plumbed shower, vanity unit with wash hand basin and WC. Roof light window, towel rail radiator, part tiled walls and sloping ceiling profile.

Outside

The property occupies a pleasant garden plot within this select development of six properties. Approached via block set driveway there is off road parking to the front with access to the double garage. The front garden is laid to lawn with side pedestrian access to the rear. The rear garden is laid mainly to lawn with pathways, boundaries and side pedestrian access leads to the Main Street.

Garage

18'0" x 18'2" (5.498m x 5.538m)

Electric up and over door (not tested), light, power, side personal access door and single glazed window to the rear elevation.

Energy Performance Certificate

The current energy rating on the property is C (74).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band F for Council Tax purposes. Local Authority Reference Number WIB227005000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

The mains services of water, gas and electric are connected.

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

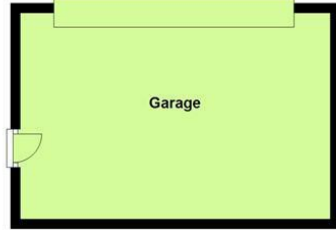


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Ground Floor

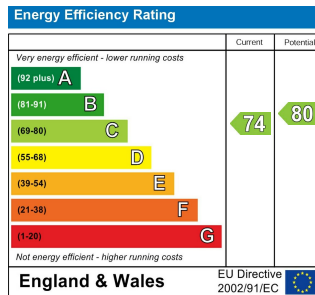


First Floor



Potential Layout for guidance purposes only.
Plan produced using PlanUp.

5 Luthers Rise, Willerby



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