

328 Willerby Road, Hull, HU5 5JT

FOR SALE - Guide Price £129,750

Haller Evans

Chartered Surveyors

Extended Mid Terraced House / Popular Residential Area / Lounge & Dining Room / 2 Double Bedrooms
Gardens Front & Rear / Rear Vehicular Access / EPC Rating C / No Chain Involved

An EXTENDED TRADITIONAL TERRACED HOUSE situated in popular residential location to the west of the City Centre, ideally placed for local amenities, schools and transport links. The property benefits from uPVC double glazing and gas central heating. There are gardens to front and rear and 10-foot vehicular access.

The accommodation briefly comprises entrance hall, lounge, dining room and kitchen to the ground floor and 2 double bedrooms and bathroom to the first floor. The property is arranged over two floors and in detail the property comprises: -







GROUND FLOOR

Entrance Hall With uPVC entrance door, radiator, stairs off

Lounge Approx 3.74m x 3.70m (12.3 ft x 12.2 ft). With uPVC front bay window frame, radiator, laminate floor

Dining Room Approx 4.63m x 3.01m (15.2 ft x 9.11 ft). With uPVC window frame overlooking rear garden, radiator, wall shelving, under stairs cupboard, fitted carpet

Kitchen Approx 3.39m x 2.74m (11.1 ft x 9 ft). With two uPVC window frames and uPVC part glazed rear entrance door, fitted wall and base storage units with laminate worktops, stainless steel sink unit, gas cooker point, plumbing for washing machine, radiator, vinyl flooring

FIRST FLOOR

Landing With ceiling hatch to roof void

Bedroom 1 Approx 3.81m x 3.75m (12.6 ft x 12.4 ft). Good sized main bedroom with two uPVC double glazed window frames to front elevation, wall cupboard, radiator, fitted carpet

Bedroom 2 Approx 3.00m x 2.85m (9.10 ft x 9.4 ft). Double bedroom with uPVC double glazed window overlooking rear garden, wall cupboard, radiator, wall-mounted Ideal boiler, fitted carpet

Bathroom Approx 2.15m x 1.78m (7 ft x 5.10 ft). With uPVC double glazed window, panelled bath, pedestal wash hand basin and low flush wc, tiled walls, tiled floor, radiator, vinyl flooring

External There are pleasant gardens to the front and rear, with rear vehicular 10 foot access.

Services Mains gas, electricity, water and drainage are available.

Heating A gas heating system is fitted.

Council Tax We understand from Internet enquiry that the property is assessed in Band A - The Local Authority is Kingston upon Hull City Council.

EPC Rating C

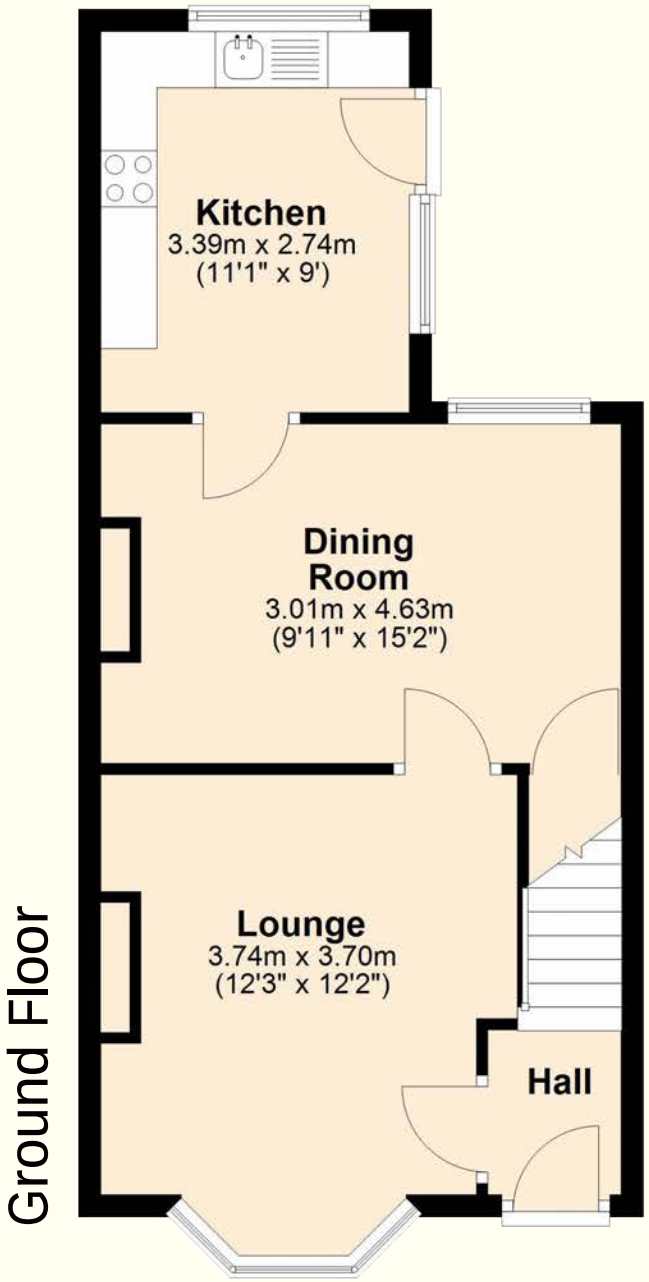
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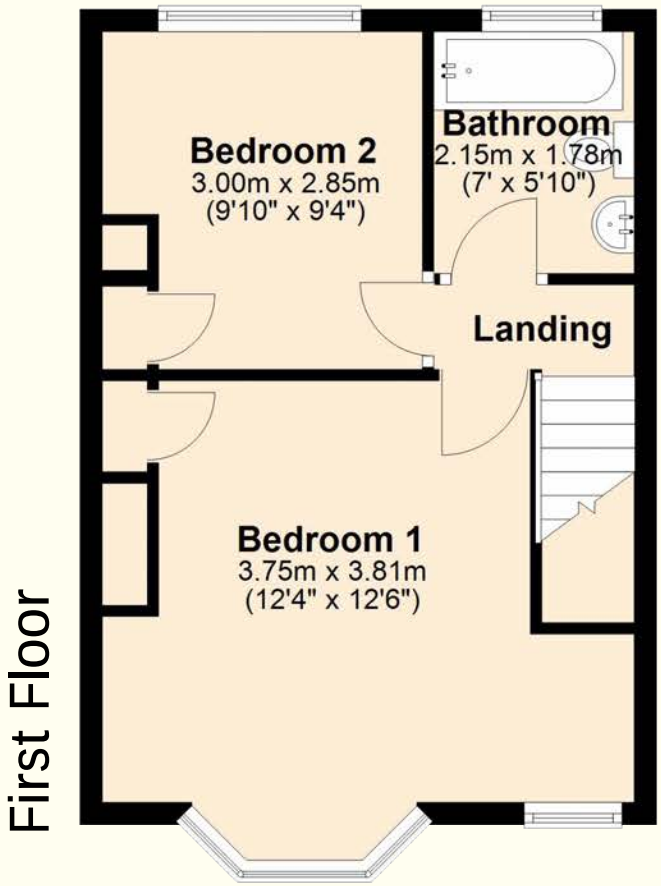
Viewing For more information and to view please contact Haller Evans Tel 323033 or info@hallerevans.com

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