



Ladysmith Road, Hull, HU10 6HL
Asking Price £299,950


Bannister

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Key Features

- Superb Location in Willerby
- Semi Detached Home On a Fantastic Corner Plot
- Close to local amenities and Superb Schools
- Entrance Porch and Hall, Lounge, Dining Room
- Kitchen, Rear Lobby, Cloakroom/w.c., Conservatory
- Landing, Three Bedrooms, Bathroom With 4 Piece Suite
- Gardens, Driveway & Garage with Electric Up & Over Door
- Early Viewing Is A Must
- EPC -

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	77
England & Wales	EU Directive 2002/91/EC	

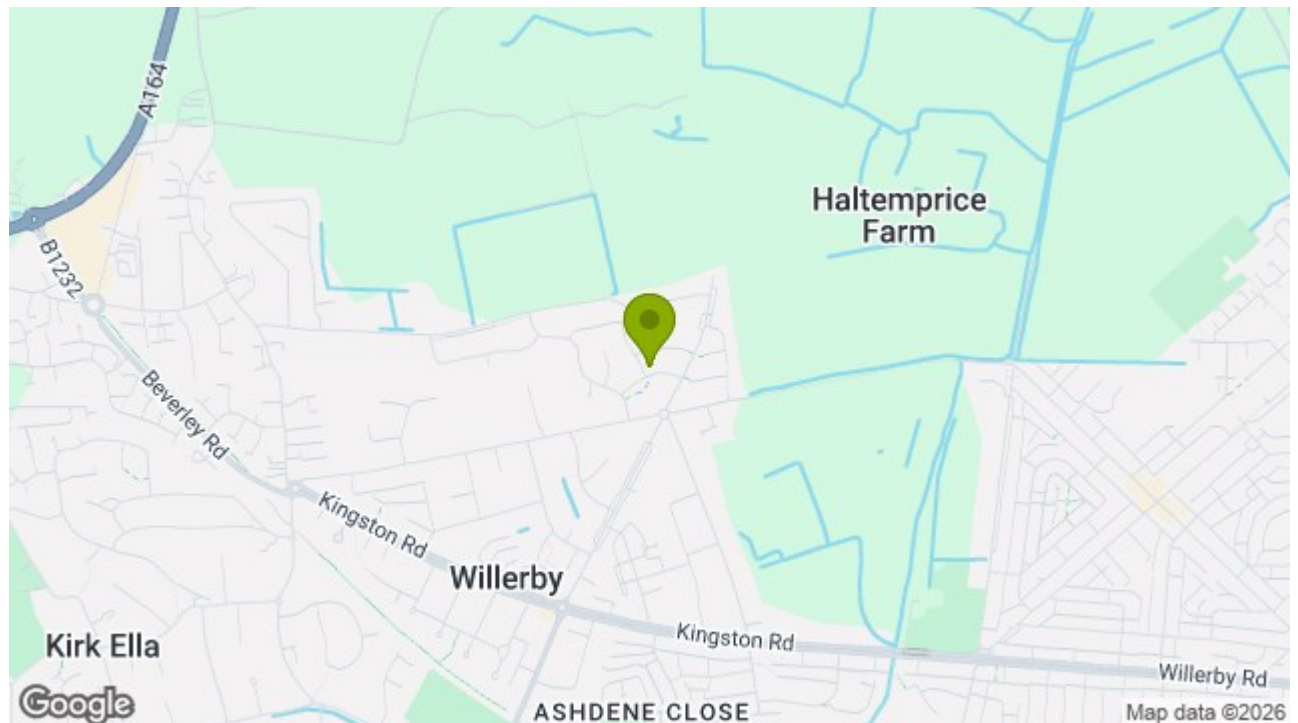
A fantastic opportunity to acquire this spacious three-bedroom semi-detached home, ideally situated in the highly sought-after location in Willerby, close to an excellent range of local amenities, well-regarded schools and convenient transport links.

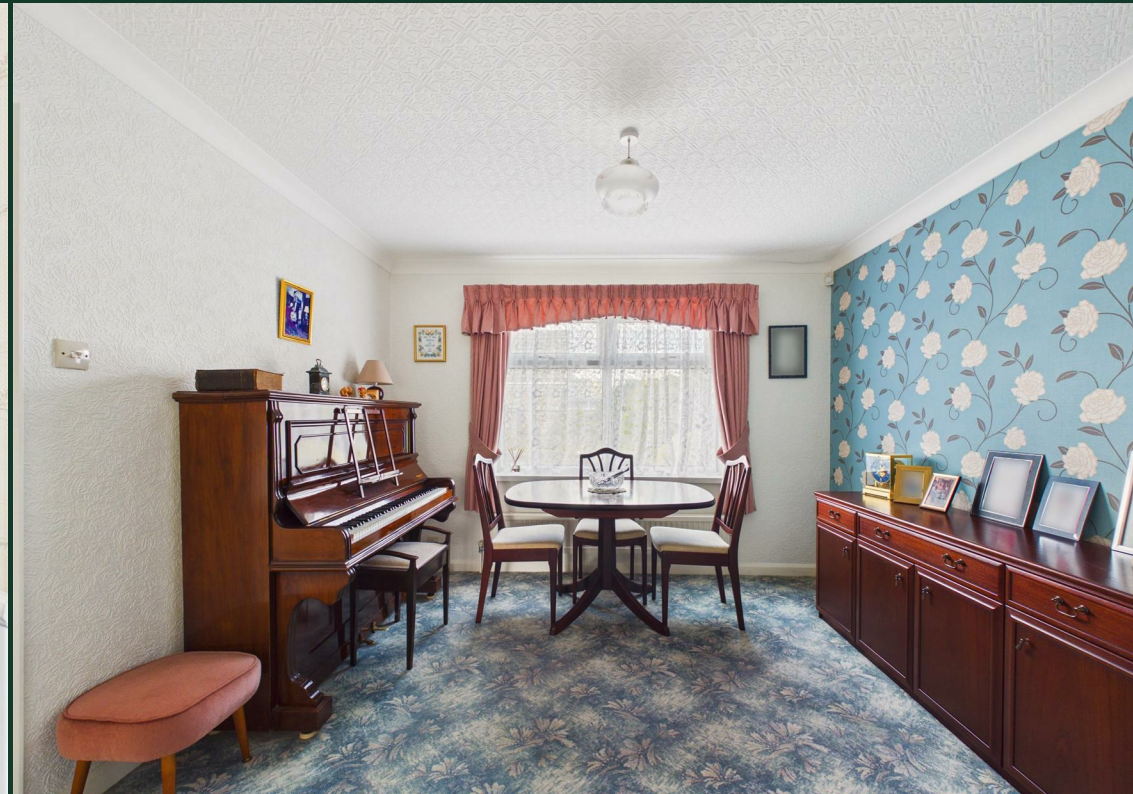
Occupying an impressive corner plot, the property offers exceptional potential for an extension (subject to the necessary planning permissions), presenting an exciting opportunity to create a substantial family dream home tailored to your own requirements.

The accommodation briefly comprises an entrance porch, welcoming hallway, two generous reception rooms, a fitted kitchen, rear lobby, ground floor W.C. and a conservatory. To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a four-piece suite.

Externally, the property enjoys beautifully sized gardens to the front, side and rear, providing ample outdoor space, together with a private driveway and detached garage.

Properties occupying plots of this size and offering such excellent potential are rarely available. Early viewing is highly recommended to fully appreciate the opportunity on offer. Contact us today to arrange your viewing.





WILLERBY

Willerby is an East Riding of Yorkshire village located on the Western outskirts of the City of Kingston upon Hull. Located approximately 5 miles West of Kingston upon Hull and approximately 8 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

GROUND FLOOR

ENTRANCE PORCH

with double glazed patio door

ENTRANCE HALL

with double glazed door and screens to side, storage cupboard and stairs to the first floor,

LOUNGE

with double glazed bow style window to the front elevation, feature fireplace, gas fire and double doors to:

DINING ROOM

with double glazed window to the rear elevation.

KITCHEN

with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas hob, electric oven, extractor hood, built in fridge and freezer, built in dish washer, splash back tiling, boiler, understairs

cupboard and double glazed window to the rear elevation.

REAR LOBBY

with double glazed door.

CLOAKROOM/W.C.

with w.c, half tiled and double glazed window to the rear elevation

CONSERVATORY

with tiled floor, access to the garage and double glazed French style doors to the rear garden

FIRST FLOOR

LANDING

with double glazed window to the side elevation and airing cupboard.

BEDROOM 1

with double glazed window to the front elevation, built in wardrobes with over cupboards and drawers.

BEDROOM 2

with double glazed window to the rear elevation, built in wardrobes with over cupboards and drawers.

BEDROOM 3

with double glazed window to the front elevation with built in wardrobe.

BATHROOM

with a four piece suite, comprising bath, shower cubicle, wash hand basin, w.c., fully tiled to walls and double glazed window to the rear elevation.

OUTSIDE

Outside to the front of the property is key block paved garden area with drive offering multiple parking with brick walling and wrought iron fencing

and gate forming boundary. To the side is a lawn garden with hedging forming boundary and then to the rear is a mainly laid to lawn garden with flower and shrub borders, patio area and fencing and hedging forming boundary.

GARAGE

with electric up and over door and light and power points

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas 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 replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.





MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional 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.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation

or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

TENURE.

We understand that the property is Freehold. This should be clarified by your legal representative.

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract),

Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Approximate total area^m
1488 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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