



Derrymore Road, Hull, HU10 6ET
Asking Price £199,950


**Philip
Bannister**
Estate & Letting Agents

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An exceptional three-bedroom dormer-style semi-detached home, ideally situated on a generous corner plot in the sought-after area of Willerby.

Conveniently located close to local amenities, highly regarded schools, and excellent transport links, this beautifully presented property also benefits from multiple off-street parking spaces and a garage.

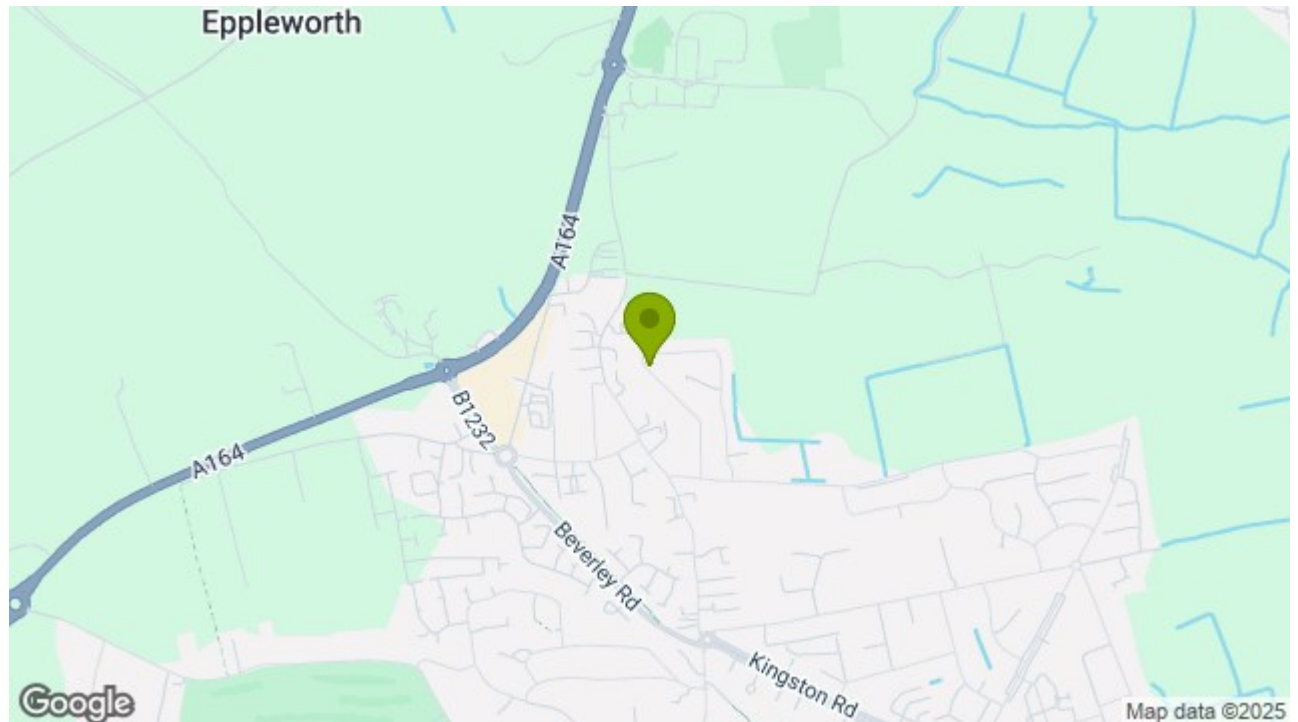
The accommodation briefly comprises: entrance hall, spacious lounge, modern dining kitchen, landing, three well-proportioned bedrooms, and a contemporary family bathroom. Attractive gardens complete the appeal of this delightful home.

Offered with no onward chain, early viewing is highly recommended to avoid disappointment

Key Features

- Superb Location In Willerby
- Generous Corner Plot with Multiple Parking Facilities
- Open Plan, Lounge and Dining kitchen
- Three Bedrooms, Bathroom
- Gardens, Garage and Drive
- No Chain Involved
- EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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 HALL

with double glazed door and stairs to the first floor.

LOUNGE

13'8 x 10'1 (4.17m x 3.07m)
with double glazed window to the front elevation, laminate flooring and electric fire.

DINING KITCHEN

10'8 x 16'7 (3.25m x 5.05m)
With double French doors leading to the rear garden double glazed window to the side elevation The kitchen area has a comprehensive range of wood grain finish floor and wall cabinets with complementing granite effect worktops and tiling. Single drainer sink unit, built-in oven and hob, plumbing for an automatic washing machine and a peninsular breakfast bar separates the dining area.

FIRST FLOOR

LANDING

with double glazed window to the side elevation and access to roof void.

BEDROOM 1

12'10 x 9'11 (3.91m x 3.02m)
with double glazed window to the front elevation.

BEDROOM 2

10'7 x 9'11 (3.23m x 3.02m)
with double glazed window to the rear elevation.

BEDROOM 3

9'8 x 6'4 (2.95m x 1.93m)
with double glazed window to the front elevation, and airing cupboard.

BATHROOM

Fully tiled complementing a three piece suite comprising panelled bath with shower over and glazed shower screen, pedestal wash hand basin, WC and double glazed window to the rear elevation..

EXTERNAL

The property has a wide road frontage and offers multiple parking plus a detached garage. The rear garden is mainly artificial grassed area with decking area and to the side is a small paved and pebbled garden.

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 C. (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 fitting are included in the sale

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)

AML.

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

TENURE.

We understand that the property is Freehold.



