

# Whitakers

Estate Agents



## 67 Ellerker Rise, Hull, HU10 6EU

**£239,500**

No Onward Chain!

This immaculate three bed semi detached property is offered to the market with no onward chain, situated in a prime residential location in Willerby, well placed to access the square with all the amenities it has to offer and benefits from great local schools making this a perfect option for the growing family.

The main features include - entrance, lounge, dining room and fitted kitchen. The first floor boasts three good bedrooms (bedroom two and three with built in storage) together with the well appointed family bathroom suite and drop down ladder to the boarded loft space.

Externally to the front of the property is a garden which is mainly laid to lawn with well stocked borders, with large side drive to accommodate multiple cars leading to the garage. The rear garden is enclosed to the boundary and again mainly laid to lawn with a large patio seating area to enjoy the sun in the warmer months.

This well presented property really ticks all the boxes in terms of size, condition and location. Early viewings are advised.

## The Accommodation Comprises

### Ground Floor

#### Entrance



With laminate flooring, central heating radiator and under stairs storage cupboard.

#### Lounge 12'11 x 10'02 (3.94m x 3.10m)



Laminate flooring, Upvc double glazed window, central heating radiator and open to the dining room.

#### Dining Room 10'09 x 8'11 (3.28m x 2.72m)



Laminate flooring and central heating radiator. Upvc double glazed window and door.

#### Kitchen 10'04 x 7'05 (3.15m x 2.26m)



With a range of floor and eye level units and complimentary work surfaces and splash back tiling above. Sink with mixer tap, Oven, Hob and Hood above. Upvc double glazed window and door.

### First Floor

#### Landing

Loft hatch with drop down ladder and Upvc double glazed window.

#### Bedroom One 12'10 x 9'11 (3.91m x 3.02m)



Central heating radiator and Upvc double glazed window.

Bedroom Two 10'9 x 9'0 (3.28m x 2.74m)



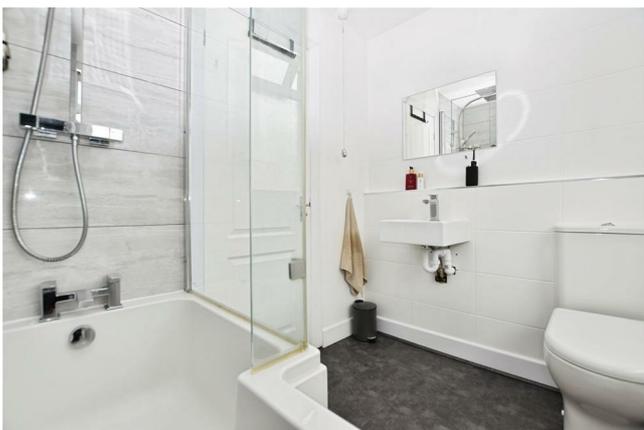
Upvc double glazed window, central heating radiator and built in store.

Bedroom Three 10'0 x 6'05 (3.05m x 1.96m)



Upvc double glazed window, central heating radiator and built in store.

Bathroom 7'02 x 6'0 (2.18m x 1.83m)



With a panelled p shaped bath with mixer shower, low flush toilet and pedestal sink. Upvc double glazed window.

Loft Space 16'0 max x 5'08 (4.88m max x 1.73m)



Drop down ladder to boarded loft space with roof window and storage cupboard. Further storage in the eaves.

#### External



Council Tax Band  
Council Tax Band C

Tenure  
Property is freehold.

Material Information  
Construction - Standard  
Conservation Area - No  
Flood Risk - Very low  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Ultrafast 1000 Mbps  
Coastal Erosion - No

Additional Services  
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

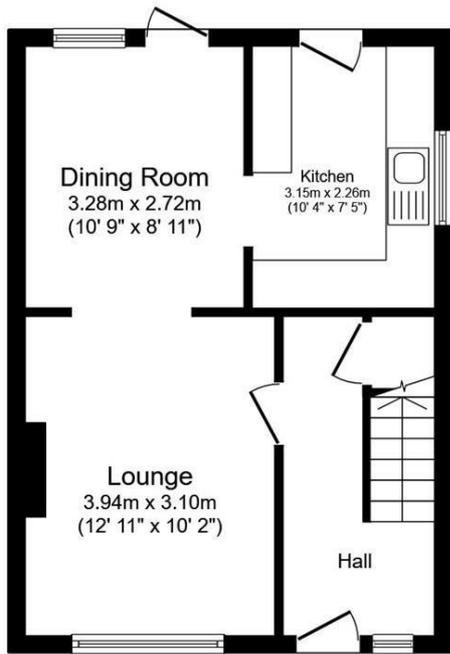
Agents Notes  
Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all

measurements are approximate and for general guidance purposes only.

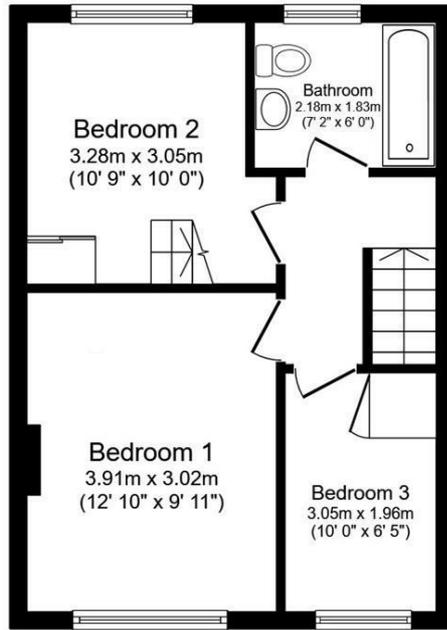
#### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

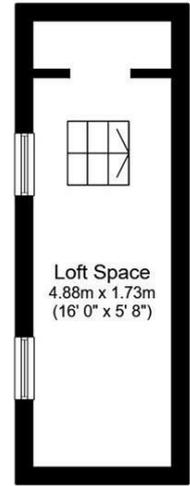
# Floor Plan



**Ground Floor**  
Floor area 37.5 sq.m. (403 sq.ft.)



**First Floor**  
Floor area 37.5 sq.m. (403 sq.ft.)

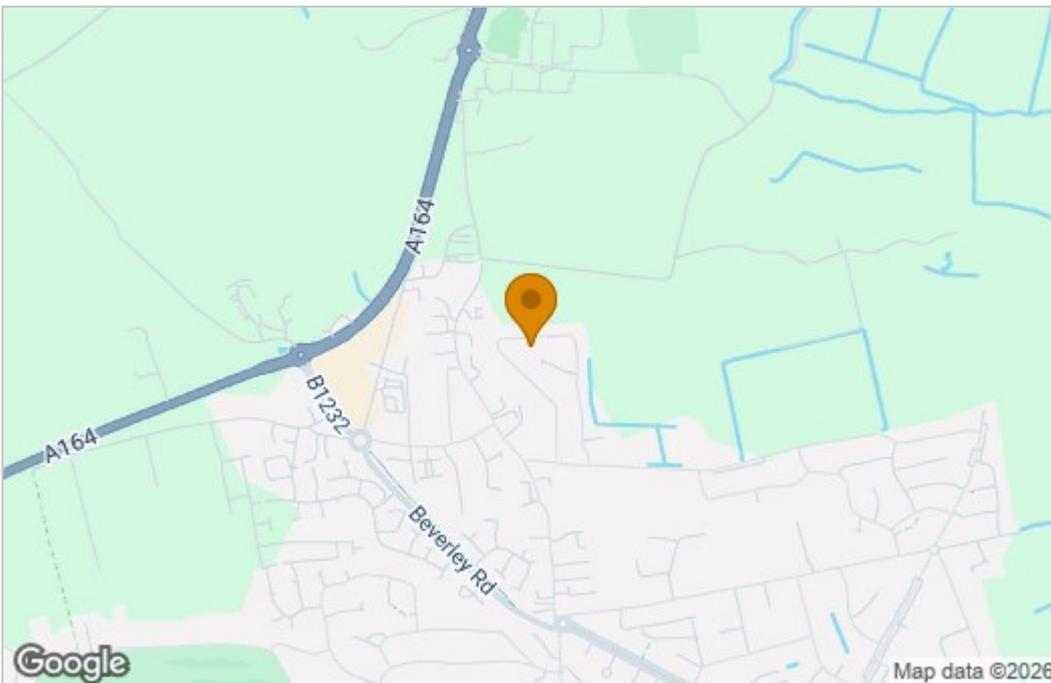


**Second Floor**  
Floor area 9.6 sq.m. (104 sq.ft.)

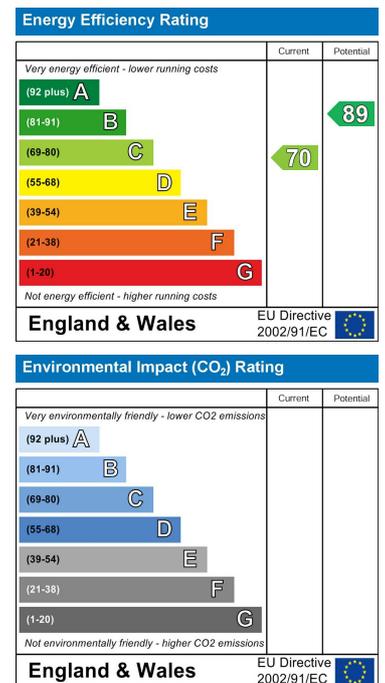
Total floor area: 84.6 sq.m. (910 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph



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