



52 Prunus Avenue

Willerby, Hull, HU10 6PJ

£280,000



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Summary

A beautifully presented and well-maintained true bungalow, offering comfortable and practical single-storey living in a quiet yet popular Willerby location.

Ideal for those looking to move without the expense, disruption or stress of taking on a property requiring refurbishment, this lovely home is ready to move straight into and offers a well-balanced combination of comfort, convenience and low-maintenance living.

The accommodation includes two well-proportioned double bedrooms, both benefiting from fitted wardrobes, providing useful built-in storage. The modern kitchen offers a practical and contemporary space, while the bathroom is particularly well appointed with a four-piece white suite comprising panelled bath, separate shower cubicle, wash hand basin set within a vanity unit and low-level WC.

Outside, the property continues to impress. The front garden has been designed for easy maintenance, while a generous driveway provides ample off-street parking. To the rear is a beautifully manicured garden, mainly laid to lawn with planted borders and a pleasant outlook, together with two useful sheds providing additional storage.

Situated on Prunus Avenue, the property enjoys a peaceful setting within the ever-popular Willerby area, while remaining well placed for the local amenities and facilities the locality has to offer.

For anyone looking for a well-cared-for bungalow that offers comfortable living without the need for further work, this is one that deserves to be viewed.

Viewing is essential and can be arranged via our office!

Porch

Entrance to the side via UPVC double glazed sliding doors.

Entrance Hallway

Entrance via UPVC double glazed door from the porch. With laminate flooring and radiator.

Lounge

11'10" x 17'5" (3.61m x 5.31m)

A spacious room to the front with UPVC double glazed window, feature gas fireplace, laminate flooring and radiator.

Kitchen

14'9" x 7'9" (4.52m x 2.38m)

To the rear with UPVC double glazed window and door to the garden. Fitted with a range of base and wall mounted units, laminated work surfaces with tiling to splashback areas, inset stainless steel sink unit, inset hob with extractor over and built in oven below. With space for washing machine, tumble dryer and under counter fridge and freezer. With built in pantry, laminate flooring and access to:

Dining Room

15'9" x 7'11" (4.81m x 2.42m)

With UPVC double glazed window to the front, laminate flooring and radiator.

Tel: 01482 322411

Bedroom One

15'4" x 10'0" (4.68m x 3.05m)

A double bedroom to the front with UPVC double glazed windows to the front and side, fitted wardrobes for storage, laminate flooring and radiator.

Bedroom Two

12'7" x 9'3" (3.86m x 2.82m)

Second double bedroom to the rear with UPVC double glazed sliding doors opening out to the garden, fitted wardrobes, laminate flooring and radiator.

Bathroom

9'1" x 5'10" (2.79m x 1.79m)

A well appointed four-piece suite in white, comprising panelled bath, enclosed shower cubicle, wash hand basin set within vanity unit with drawer storage below and low level WC. With two UPVC double glazed windows to the rear, semi tiled walls, heated towel rail and laminate flooring.

Externally

Outside, to the front is a low maintenance gravelled

garden, side driveway for off street parking, pathway to the side door and rear garden. The rear has a patio area with steps down to the beautifully manicured lawned area with mature planted borders. With two secure sheds for storage.

Council Tax Band

We have been advised the property is council tax band C, payable to East Riding of Yorkshire Council.

ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



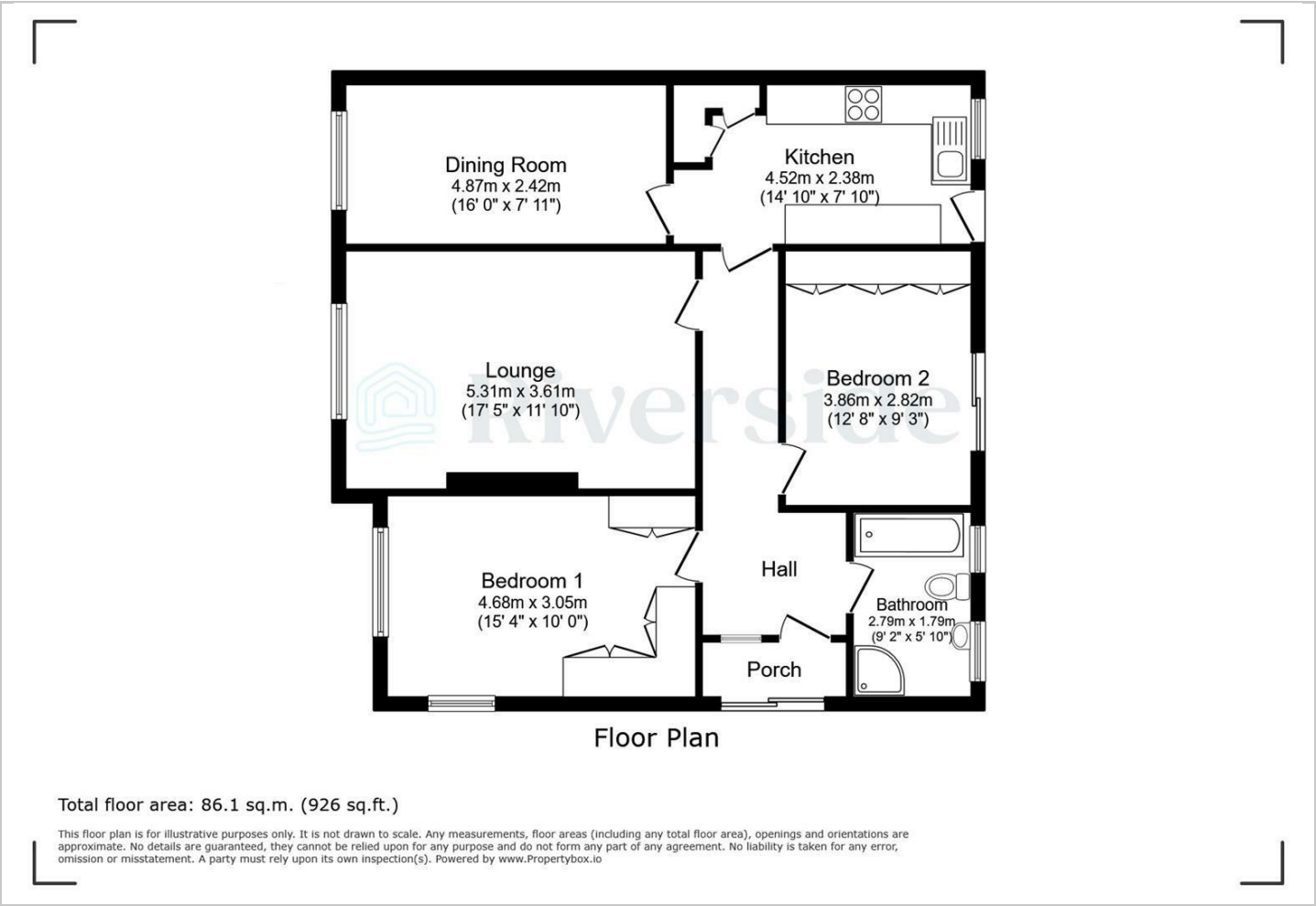
Hybrid Map



Terrain Map



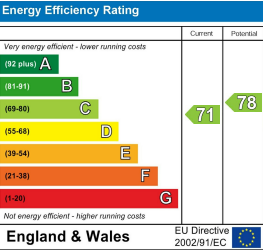
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.