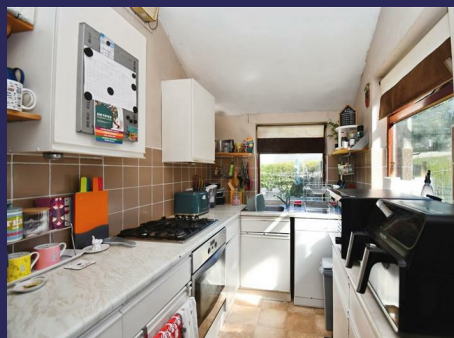


Whitakers

Estate Agents



50 Main Street, Hull, HU10 6BU

£199,500

Whitakers Estate Agents are pleased to introduce this end-terrace property, ideally suited to a growing family seeking a well-connected location. Set in the heart of Willerby, it is just moments from Willerby Square and sits next to the local library, placing everyday amenities within easy reach. This desirable setting offers both convenience and a welcoming village feel.

Upon entering through the porch, the resident is greeted by a welcoming entrance hall which follows to a bay fronted lounge, dining room with understairs cupboard plumbed for a washer and a dryer, and a fitted kitchen extension.

A fixed staircase rises to the first floor landing which provides access to the loft hatch, and follows to a bay fronted master bedroom, a two further bedrooms, and a bathroom furnished with a three-piece suite.

Externally to the front aspect, there is a paved forecourt. Wrought iron gates open onto the side drive that accommodates off-street parking. A wooden gate opens onto rear garden which is mainly laid to lawn with boundary hedging, and complimented with a patio seating area. A path leads to the brick-built workshop, and a further gravelled seating area.

The accommodation comprises

Front external



Externally to the front aspect, there is a paved forecourt. Wrought iron gates open onto the side drive that accommodates off-street parking.

Porch

UPVC double glazed French doors, and carpeted flooring. Wooden glazed door with side windows opening into :

Hall

Central heating radiator, under stairs storage cupboard, and carpeted flooring. Leading to :

Lounge 14'9" x 11'6" maximum (4.52 x 3.52 maximum)



UPVC double glazed bay window, central heating radiator, fireplace with tiled inset / hearth and wooden surround, and carpeted flooring.

Dining room 11'0" x 14'8" (3.36 x 4.48)



Wooden single glazed window, central heating radiator, fitted storage cupboards, under stairs storage cupboard, and laminate flooring.

Kitchen 10'8" x 5'10" (3.27 x 1.80)



UPVC double glazed door, wooden single glazed windows, and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a dishwasher, and integrated oven with hob and extractor hood above.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 13'7" x 11'6" maximum (4.16 x 3.52 maximum)



UPVC double glazed bay window, central heating radiator, feature fireplace, and carpeted flooring.

Bedroom two 10'7" x 9'9" (3.25 x 2.99)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 9'1" x 6'9" (2.77 x 2.08)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



Wooden double glazed windows, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with dual taps, and low flush W.C.

Rear external



A wooden gate opens onto rear garden which is mainly laid to lawn with boundary hedging, and complimented with a patio seating area. A path leads to the brick-built workshop, and a further gravelled seating area.

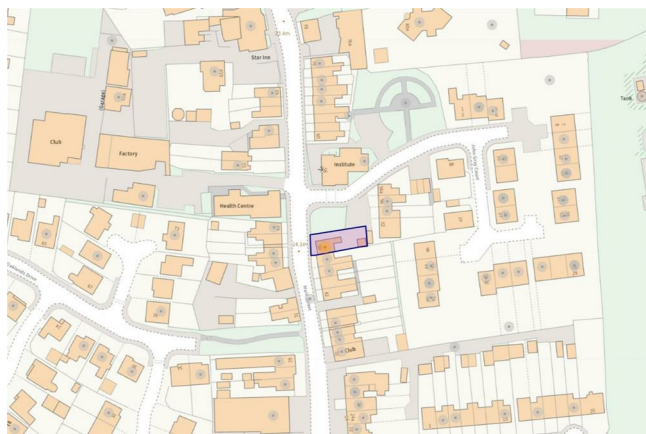
Additional features

The residence also benefits from having a brick-built workshop, and an outside tap.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB228050000

Council Tax band - C

EPC rating

EPC rating - D

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 20 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

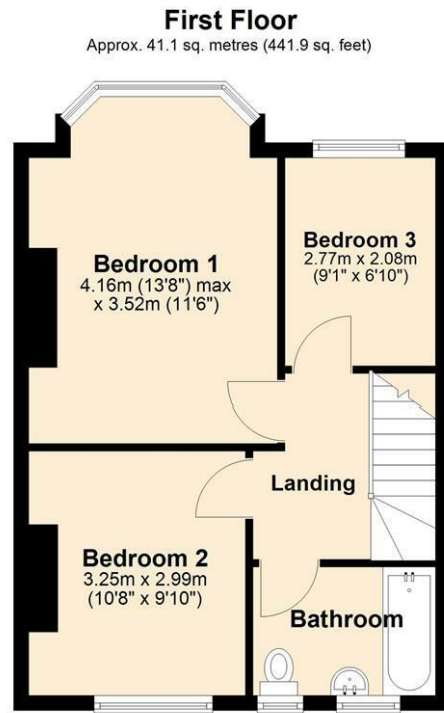
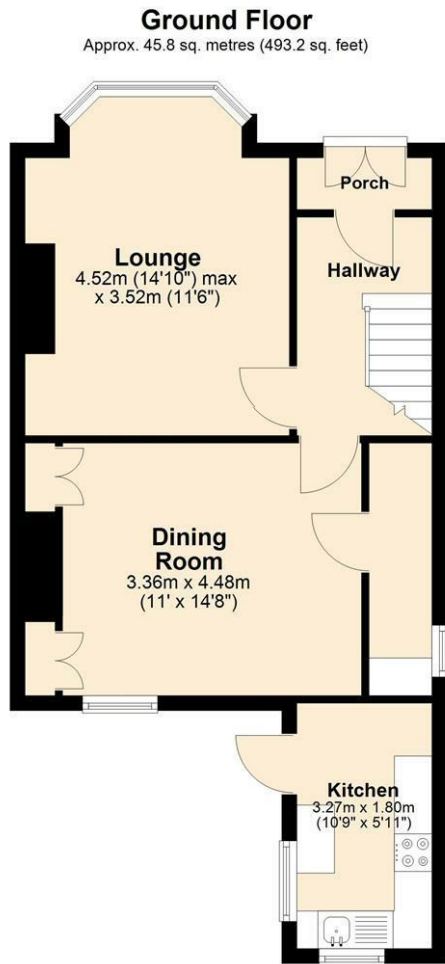
Free Market Appraisals / Valuations

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.

Whitakers Estate Agent Declaration

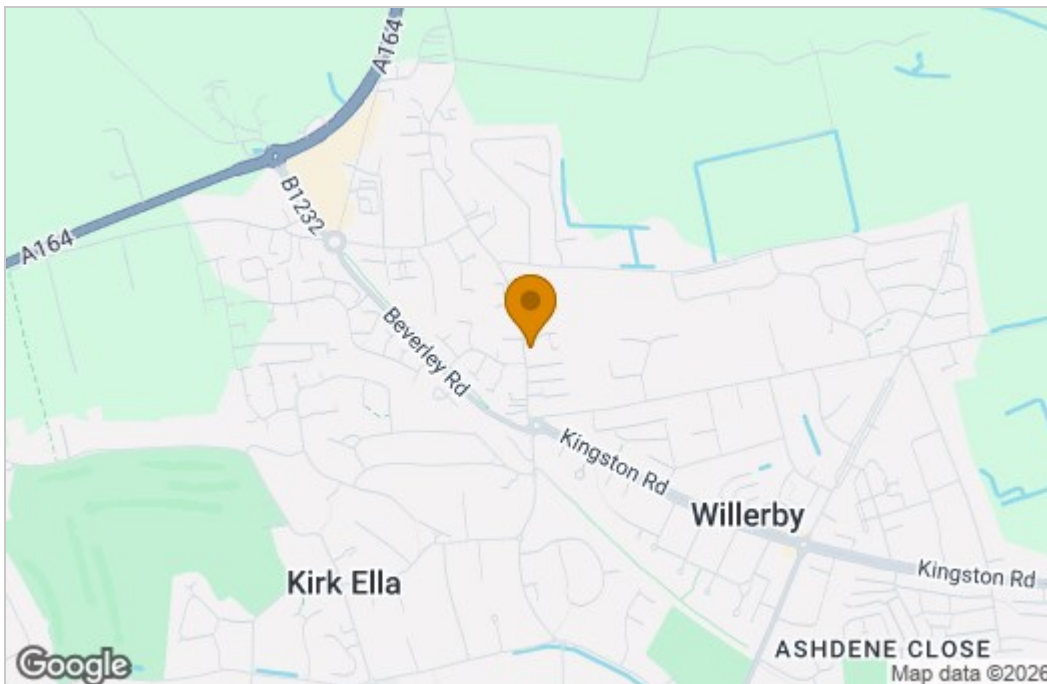
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

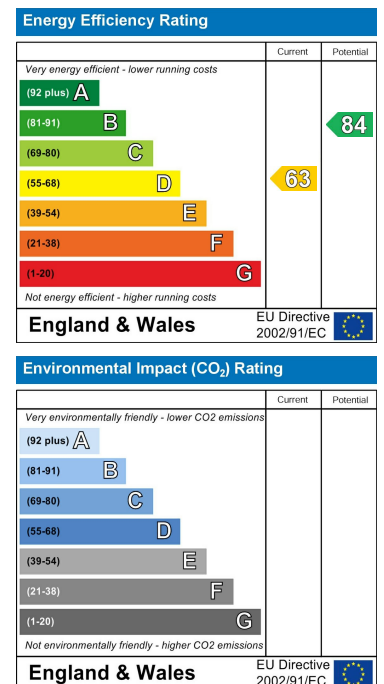


Total area: approx. 86.9 sq. metres (935.1 sq. feet)

Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.