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**Limb**  
MOVING HOME



*155 Willerby Road, Hull, HU5 5HH*

- 📍 Mid Terraced Home
- 📍 Well Presented Accommodation
- 📍 2/3 Beds
- 📍 Council Tax Band = B
- 📍 Stylish Family Bathroom
- 📍 Open Plan Lounge/Diner
- 📍 Gardens & Garage
- 📍 Freehold / EPC = D

**£165,000**

## INTRODUCTION

Ideally suited for the first-time buyer, this two/three-bedroom terraced home features well-proportioned accommodation and a neutral, modern finish with bold contemporary accents. The ground floor opens from an entrance hallway into an open-plan lounge and dining area, centered around a feature fireplace and a traditional bay window. The kitchen is fitted with a range of modern units, providing a functional space that leads out to the rear.

The first floor comprises two double bedrooms and a third box room, which offers flexibility as a nursery or a home office. These rooms are served by a stylishly appointed family bathroom. To the exterior, the property is designed for low maintenance with gravelled areas to both the front and rear. The rear garden benefits from a southerly aspect, ensuring plenty of sun throughout the day, while a garage located to the rear provides practical parking and storage.

## LOCATION

This property is ideally situated on Willerby Road, a vibrant area well-served by a diverse range of local shops, cafes, and essential services. The nearby Willerby Shopping Park provides extensive retail options including Waitrose and Aldi, while Haltemprice Leisure Centre offers excellent fitness and swimming facilities just a short drive away.

For commuters, the location is excellent; regular bus routes offer direct access to Hull City Centre, while the nearby A63 links quickly to the M62 and the wider motorway network. Families are well-catered for with respected local schooling nearby, including Ainthorpe Primary and Wolfreton School and Sixth Form College, making this a practical and well-connected place to call home.

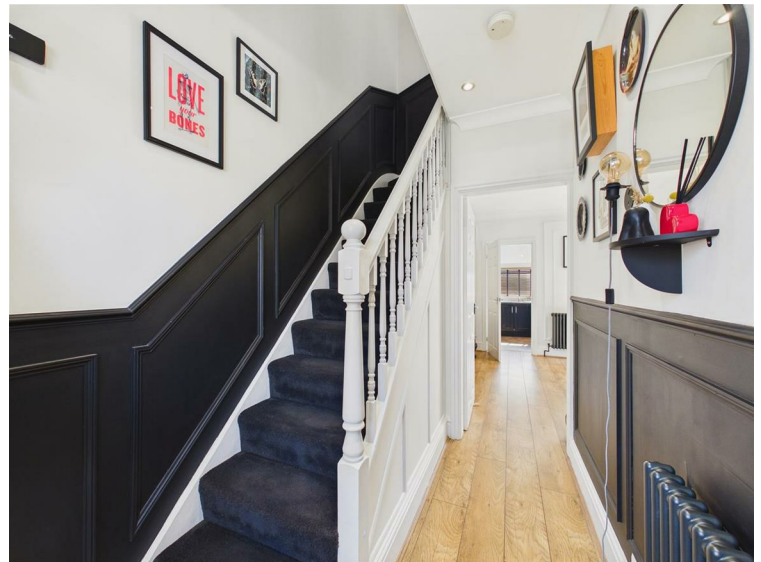
## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

### ENTRANCE HALLWAY

With staircase leading up to the first floor. Wood effect flooring and feature panelling to walls.



## DINING AREA

With useful understairs storage cupboard and French doors leading out to the rear garden. Open plan through to the lounge.



## LOUNGE

With feature fire surround housing a living flame gas fire. Wood effect flooring, feature panelled wall and bay window to the front elevation.



## KITCHEN

Having fitted base and wall units with laminate worktops incorporating a sink and drainer with mixer tap, fridge/freezer, oven, four ring gas hob with filter above and plumbing for a washing machine. Windows and external access door to rear.

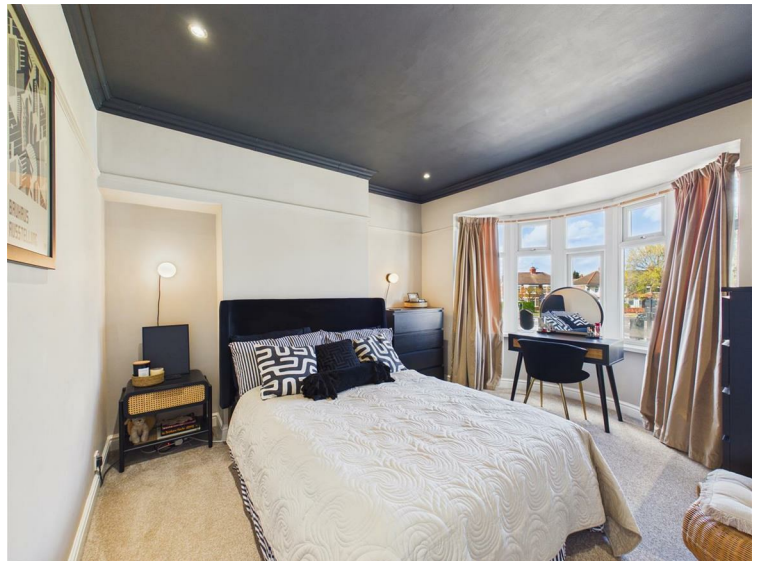


## FIRST FLOOR

### LANDING

### BEDROOM 1

With bay window to the front elevation.



## BEDROOM 2

With fitted wardrobes and window to rear.



## BEDROOM 3/STUDY

Window to the front elevation.

## BATHROOM

With stylish suite comprising a roll top bath with hand held and rainhead shower over, wash hand basin and low flush W.C. Feature flooring, tiling to walls and window to rear.



## OUTSIDE

the property is designed for low maintenance with gravelled areas to both the front and rear. The rear garden benefits from a southerly aspect, ensuring plenty of sun throughout the day, while a garage located to the rear provides practical parking and storage.



## REAR VIEW



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of uPVC double glazing.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

## *FIXTURES & FITTINGS*

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents 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 Limb Estate Agents 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## *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. AI may have also been used to enhance photography.

## *PROPERTY TO SELL?*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

