



SYMONDS + GREENHAM

Estate and Letting Agents



107 Willerby Road, Hull, HU5 5DZ **Offers over £165,000**

ATTENTION FIRST TIME BUYERS - POPULAR HU5 LOCATION - CLOSE TO LOCAL AMENITIES - FANTASTIC THREE BED END TERRACED - MODERN AND STYLISH THROUGHOUT - DOUBLE GARAGE - TWO BATHROOMS

This well presented three bedroom end terraced property is located on the ever popular Willerby Road, ideally positioned close to a range of local amenities, well regarded schools and excellent transport links. Offering generous living space and a superb layout, this home is perfect for families or first time buyers alike.

The accommodation comprises a welcoming porch and entrance hall, a stylish and comfortable living room and a spacious kitchen diner — perfect for everyday family life or entertaining guests. The ground floor also benefits from a modern bathroom. To the first floor are three good sized bedrooms, including a fantastic primary bedroom complete with a contemporary en suite.

Externally, the property enjoys low maintenance front and rear gardens, providing attractive outdoor space without the upkeep. To the rear, a double garage with off street parking is accessible via the tenfoot, adding excellent practicality and convenience.

This is a beautifully maintained home in a sought after location, offered in move in condition and perfectly suited to a first time buyer or small family looking for modern, practical living in a great area.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band A.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

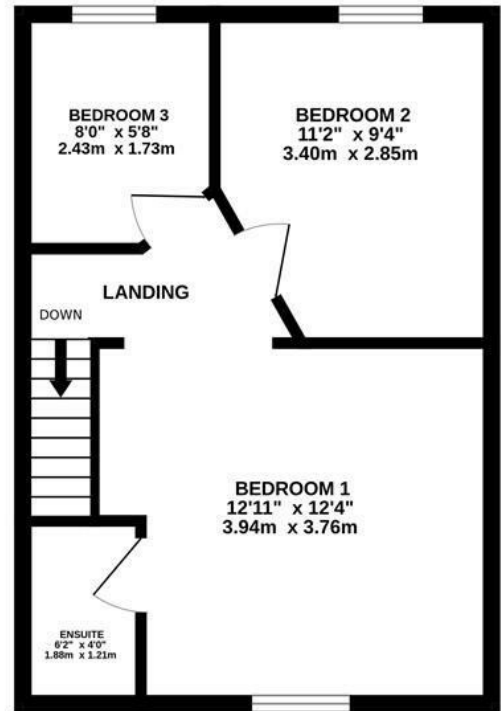
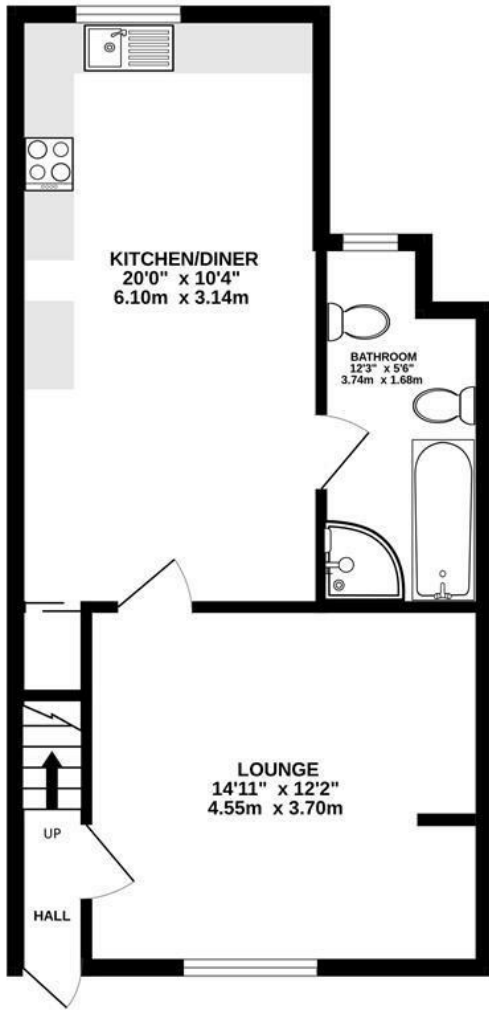
TENURE

Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

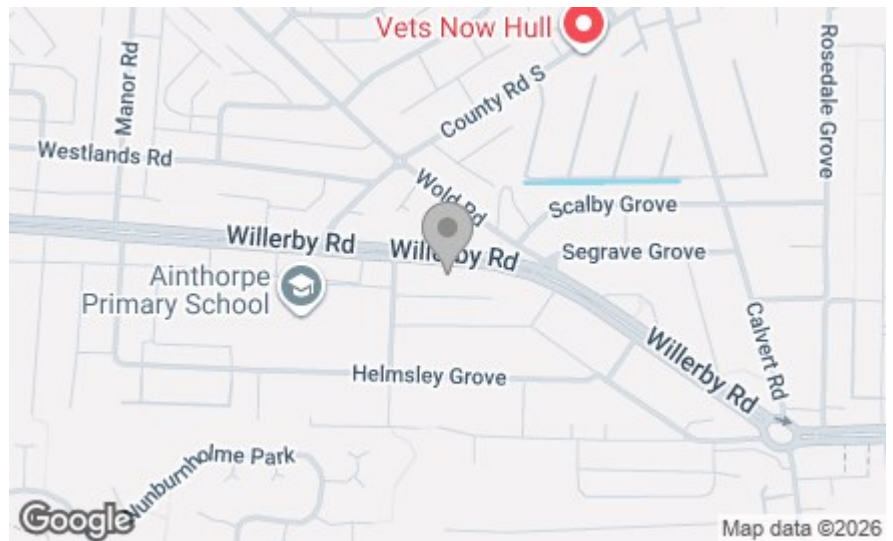
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



TOTAL FLOOR AREA : 901sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	84
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	84
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC