



00 Carr Lane, Hull, HU10 6JX Offers in excess of £290,000

**** TRADITIONAL SEMI DETACHED HOME ****

Located in the pleasant village of Willerby which is on the western outskirts of the city of Hull. This traditional home which offers great space will appeal to many and with an extension at the rear will appeal to most buyers.

The accommodation on offer briefly consists: Entrance porch, hallway, lounge with doors to the sitting room. Double doors then lead to the open planned kitchen/diner which has plenty of base and wall units, preparation surfaces and space for white goods. Stairs then lead to the first floor landing with doors leading to four bedrooms and the house bathroom. The principal bedroom hosts and en-suite shower room. Stair's then lead to the attic space/storage.

OUTSIDE: An enclosed rear garden with fencing to the perimeter with lawn. A garage and useful outhouse. The driveway to the front provides off road parking.

LOCATION: A short drive away from the famous Humber Bridge which has beautiful park walks to enjoy along with the estuary of the River Humber. The area is also a convenient drive into the city which has plenty of bars, restaurants, shops, supermarket and leisure facilities along with the ferry port.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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