staniford grays

14 Well Lane, Willerby, Hull, HU10 6EP

£215,000

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YAYOI
KUSAMA
YOU, ME AND
THE BALLOONS
Factory
International
WE PISS ON
YOUR FISH

14 Well Lane

Hull, HU10 6EP

£215,000

- NO ONWARD CHAIN
- DECEPTIVELY SPACIOUS
- OPEN PLAN DAYROOM KITCHEN
- READY TO MOVE IN LIVING
- FULLY RE-MODELLED
- WEALTH OF CHARACTER FEATURE
- 2 DOUBLE BEDROOMS
- CONVENIENT WILLERBY SETTING
- VIEWING ADVISED

A SUPERB AND MODERNISED PURCHASE OPPORTUNITY WITHIN A POPULAR WILLERBY SETTING.

An excellent first time buyer, downsizer or investment opportunity.

Forming part of a character row of terraced homes and offered for sale is this upgraded and characterful Victorian home, located a moments walk away from the amenities Willerby has to offer.

Retaining a wealth of period features having been enhanced and improved to a good specification over recent years to provide a home of genuine appeal and being suitable for a selection of purchaser profiles.

The generously sized accommodation comprises; Hallway, Reception Lounge with feature bay, Dayroom/Kitchen, Utility Room and ground floor Study. To the first floor level, Two Bedrooms are accessed from a central landing area with access to a well appointed House Bathroom also.

Private raised gardens exist to the rear and presented to the market with No Onward Chain with internal viewing highly advised.

GROUND FLOOR

ENTRANCE HALLWAY 10'5" x 4'11" (3.20 x 1.51)
Giving access to ground floor reception spaces, staircase approach to first floor level with balustrade and spindles.

RECEPTION LOUNGE 10'7" x 12'9" (3.25 x 3.91)
With uPVC double glazed bay window to the front outlook, enjoying good levels of natural daylight, picture rail, recesses to either side of chimney breast, ample room for furniture suite.

KITCHEN / DAY ROOM 13'4" x 13'4" (4.07 x 4.07)
Serving as the heart of this characterful home, an immaculately appointed and well styled kitchen, with a selection of wall and base units, wraparound work surfaces extending into breakfast bar, inset sink with feature mixer tap, mid-level oven, ceramic hob with stainless steel extractor canopy, metro style tiling to splashbacks, integrated dishwasher, pan drawers, additional storage cupboard with recess beneath, laminate to floorcoverings, inset spotlights to ceiling, feature suspended lighting over breakfast bar. Access through to further storage area with space for dryer and fridge freezer.

UTILITY ROOM 7'6" x 6'7" (2.29 x 2.01)
With uPVC double glazed door leading to rear garden, additional window, wall and base units, plumbing and space for washing machine, inset sink and drainer with mixer tap, tiling to splashbacks. Access through to...

STUDY 6'5" x 7'1" (1.97 x 2.18)
With window to side elevation, a versatile room used currently as a dedicated study area, with feature radiator.

FIRST FLOOR

LANDING
Giving access to two double bedrooms and house bathroom.

BEDROOM ONE 10'7" x 12'11" (3.25 x 3.95)
With uPVC double glazed window to frontage, concealed wardrobes to alternate room length, locker storage over, of double bedroom proportions.

BEDROOM TWO 13'1" x 8'0" (4.01 x 2.46)
(at longest and widest point)
With uPVC double glazed window to the rear elevation, space for freestanding bedroom furniture and of double bedroom proportions.

HOUSE BATHROOM 7'3" x 9'5" (2.21 x 2.89)
With attention to detail throughout, offering excellent styling and detail, incorporating freestanding modern bath with floor mounted black tap furniture and showerhead, inset basin to wall mounted vanity unit with drawer storage, Crittall style corner shower cubicle with black tap furniture and wall mounted console, contrasting tiling to splashbacks, low flush w.c, inset spotlights to ceiling, heated towel rail.

OUTSIDE
A low level wall borders the front boundary with a hard landscaped garden, with the subject dwelling being offset from Well Lane and forming part of a character row of Victorian style terraced housing.
Access is granted to the rear via shared walkway, with hard landscaping extending from the building footprint, raised laid to lawn grass section, with pathway leading to shed/storage area on concrete base, hedged and fenced perimeter boundaries offering good levels of screening and privacy throughout.

AGENTS NOTE
The subject dwelling comes suitable for first time buyers, investers and downsizers alike, looking to take full advantage of such a convenient and well positioned setting.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the E.R.Y.C council tax band is 'B'.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

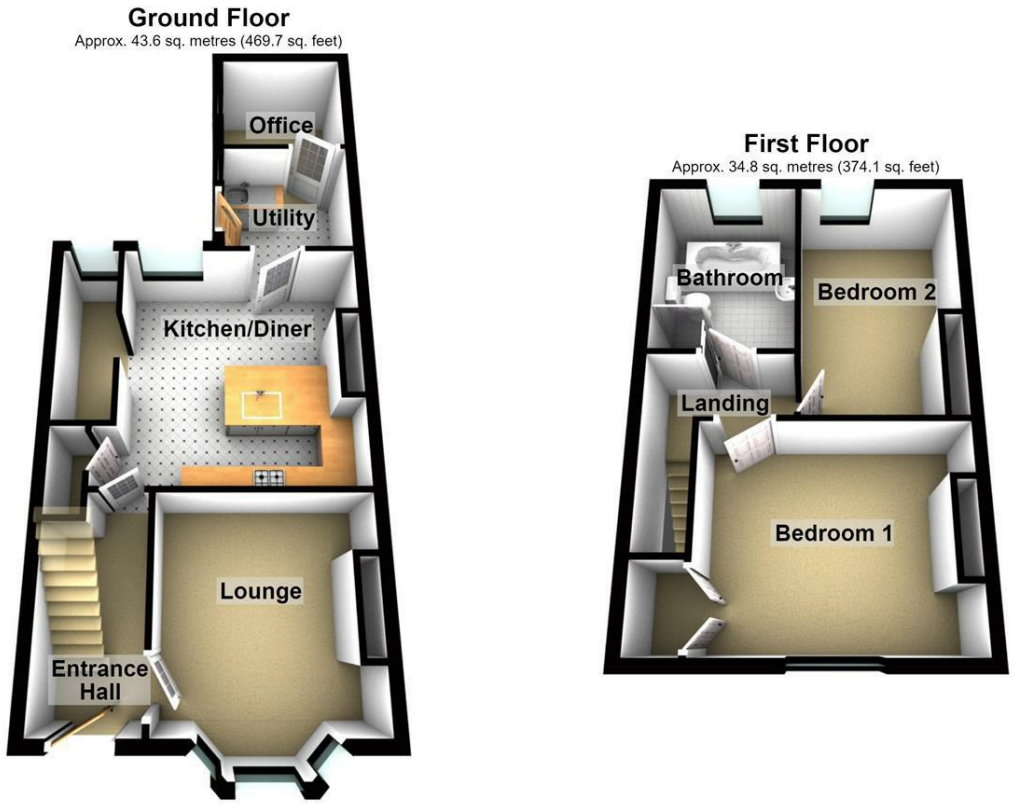
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

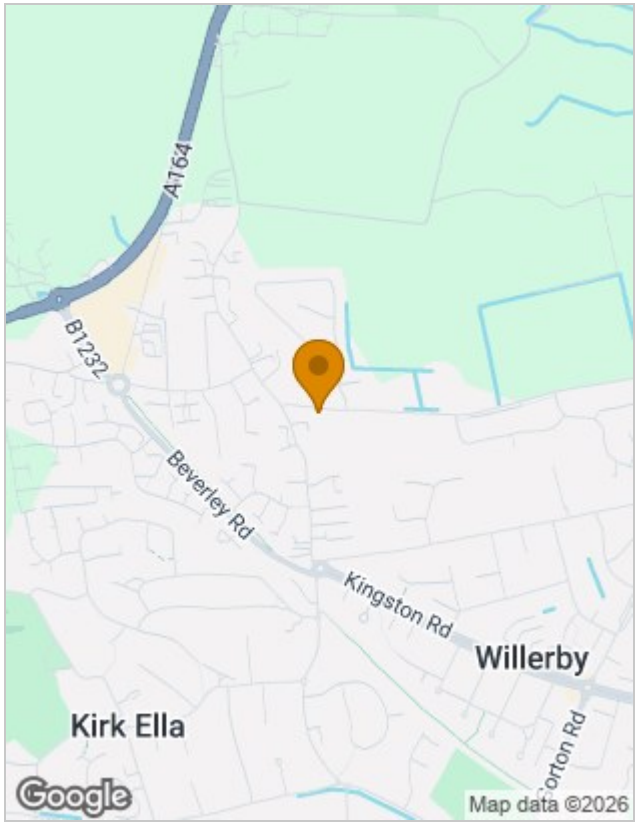
FEES
The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

Floor Plans

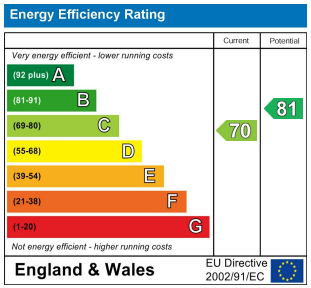


Total area: approx. 78.4 sq. metres (843.8 sq. feet)

Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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