



Willerby Road, Hull, HU5 5DT

Welcome to

Willerby Road, Hull

Two-bedroom mid-terrace family home conveniently situated in West Hull and providing well-proportioned accommodation.



Entrance Hall

Kitchen

14' 6" x 7' 6" (4.42m x 2.29m)

Lounge

16' 6" into bay x 10' 2" (5.03m into bay x 3.10m)

Bedroom 1

12' 7" x 11' 5" (3.84m x 3.48m)

Bedroom 2

11' 3" x 9' 3" (3.43m x 2.82m)

Wet Room

Agent's Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agent's Note:

Please note that the buyer will pay a buyer's fee in addition to the agreed purchase price. The buyer fee is 2% plus VAT of the final sale price for the property. This is subject to a minimum fee £4,000 + VAT, payable upon completion of the sale and will be collected by the (seller's) solicitors administering the estate.

Welcome to

Willerby Road, Hull

- Two bedroom middle terrace
- Popular West Hull location
- Well proportioned accommodation
- Two good sized bedrooms
- Front and rear gardens

Tenure: Freehold EPC Rating: D
Council Tax Band: A

Directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 653111

£100,000



view this property online williamhbrown.co.uk/Property/WBY112058



Property Ref:
WBY112058 - 0002

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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