staniford grays



1 Oak Avenue, Willerby, Hull, HU10 6BW

£177,500

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- CENTRAL WILLERBY SETTING
- PEACEFUL CUL-DE-SAC
- READY TO MOVE IN LIVING
- PARKING TO FRONTAGE
- VIEWING ADVISED
- NO ONWARD CHAIN
- EXTENDED TO REAR WITH SUN ROOM
- COMPETITIVE PRICE POINT
- PRIVATE REAR GARDENS

COMPETITIVELY PRICED AND IDEALLY SUITED FOR APPLICANTS LOOKING FOR A CENTRAL AND PEACEFUL WILLERBY SETTING WITH PRIVATE GARDENS.

Ample external parking is offered with this Two Bedroom Semi Detached bungalow. Oak Avenue remains a tranquil residential area, a short distance walk away from the local amenities and services of Willerby centre.

The bungalow offers ready to move in living with some likely modest cosmetic improvements to décor internally.

Accommodation briefly comprises; Entrance Hall, Breakfast Kitchen with access through to sun room and the garden, Lounge/dining area with bright and spacious proportions, an inner hallway leads through to two generously sized double bedrooms and an upgraded Bathroom.

Parking provision for a number of vehicles to the immediate front of the property and private facing rear gardens and advised for internal viewing with no onward chain.



ENTRANCE VESTIBULE
Accessed via uPVC double glazed entrance door, leading into main reception hallway which provides access to inner hallway, reception rooms and bedrooms over the single floor level.

RECEPTION LOUNGE 13'4" x 11'8" (4.08 x 3.57)
Enjoying good levels of natural daylight with walk-in bay window to the immediate front outlook, window to side, suitably sized to accommodate furniture suite, a central focal point provided via gas fire insert with traditional style hearth and surround.

BREAKFAST KITCHEN 10'11" x 11'3" (3.34 x 3.44)
Neutrally appointed with a range of wall and base units with contrasting laminate work surface over, tiling to splashbacks, inset 1.5 bowl sink and drainer, integrated fridge freezer, space for freestanding cooker and a number of white goods, inset spotlights to ceiling. To the alternate room length a dedicated breakfast area exists, with sliding doors through to...

GARDEN ROOM 11'2" x 5'10" (3.42 x 1.78)
With uPVC double glazed access door to rear garden, mounted double glazed window units, used currently as an informal extended section to the property.

BEDROOM ONE 12'1" x 11'3" (3.70 x 3.45)
Of an excellent size and boasting double bedroom proportions, with fitted wardrobes to one full wall length, uPVC double glazed window to rear.

BEDROOM TWO 9'3" x 7'7" (2.82 x 2.32)
With uPVC double glazed window to frontage, wall mounted electrical consumer unit.

BATHROOM 7'4" x 7'5" (2.26 x 2.28)
Well appointed throughout with uPVC privacy window to the side, well appointed sanitaryware including inset basin, corner shower unit, w.c, inset spotlights to ceiling, loft access point also.

EXTERNAL AREAS
Oak Avenue remians ideally situated within a short distance walk of Willerby Square, taking full advantage of all the immediate local services and amenities.
The property would suit an applicant looking for ready to move in living with some scope for further cosmetic improvement.
Oak Avenue itself is a peaceful residential cul de sac of similarly styled low level bungalows with vehicular access and parking for two vehicles to the immediate property frontage.
Gated access exists to the side with pathway and patio terrace extending from the immediate building footprint, laid to lawn grass section, planting, shrubbery and borders, boarded fencing and dedicated shed.
The gardens remain private and enclosed throughout and of a manageable size.





AGENTS NOTE
Bungalows in this immediate setting and in such a convenient location are rarely presented to the market with such a competitive price point, and consequently comes recommended for further viewing via the sole selling agent Staniford Grays.

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 current 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

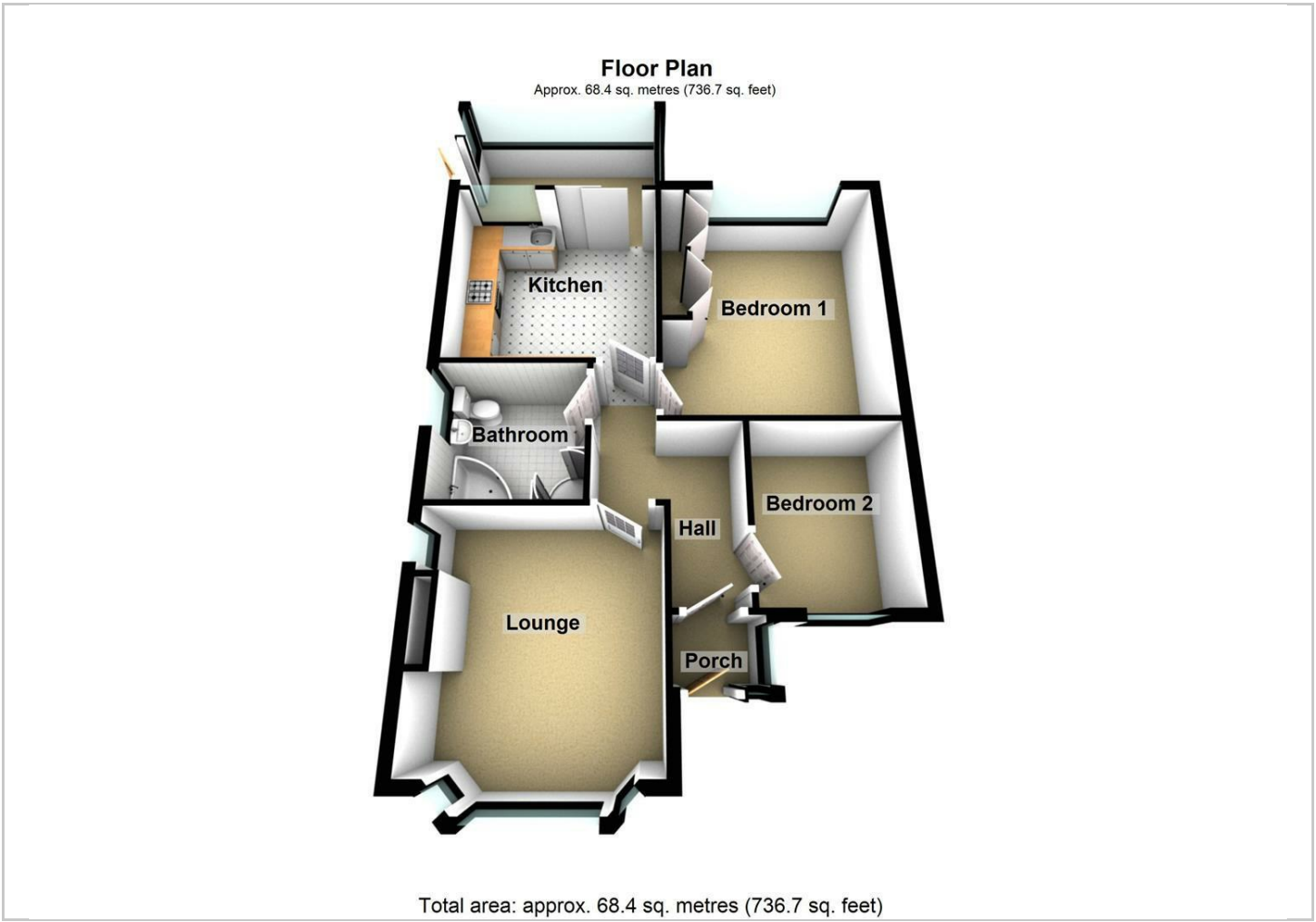
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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



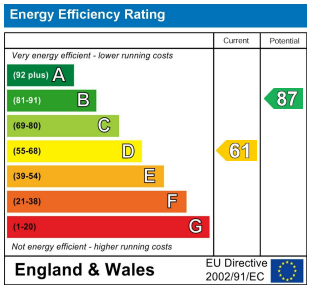
Floor Plans



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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