



328 Willerby Road, Hull, HU5 5JT

**FOR SALE - Guide Price £137,500**

**Haller Evans**

Chartered Surveyors



# Extended Mid Terraced House / Popular Residential Area / Lounge & Dining Room / 2 Double Bedrooms

## Gardens Front & Rear / Rear Vehicular Access / EPC Rating C / No Chain Involved

An EXTENDED TRADITIONAL TERRACED HOUSE situated in popular residential location to the west of the City Centre, ideally placed for local amenities, schools and transport links. The property benefits from uPVC double glazing and gas central heating. There are gardens to front and rear and 10-foot vehicular access.

The accommodation briefly comprises entrance hall, lounge, dining room and kitchen to the ground floor and 2 double bedrooms and bathroom to the first floor. The property is arranged over two floors and in detail the property comprises: -

### GROUND FLOOR

- Entrance Hall** With uPVC entrance door, radiator, stairs off
- Lounge** Approx 3.74m x 3.70m (12.3 ft x 12.2 ft). With uPVC front bay window frame, radiator, laminate floor
- Dining Room** Approx 4.63m x 3.01m (15.2 ft x 9.11 ft). With uPVC window frame overlooking rear garden, radiator, wall shelving, under stairs cupboard, fitted carpet
- Kitchen** Approx 3.39m x 2.74m (11.1 ft x 9 ft). With two uPVC window frames and uPVC part glazed rear entrance door, fitted wall and base storage units with laminate worktops, stainless steel sink unit, gas cooker point, plumbing for washing machine, radiator, vinyl flooring

### FIRST FLOOR

- Landing** With ceiling hatch to roof void
- Bedroom 1** Approx 3.81m x 3.75m (12.6 ft x 12.4 ft). Good sized main bedroom with two uPVC double glazed window frames to front elevation, wall cupboard, radiator, fitted carpet
- Bedroom 2** Approx 3.00m x 2.85m (9.10 ft x 9.4 ft). Double bedroom with uPVC double glazed window overlooking rear garden, wall cupboard, radiator, wall-mounted Ideal boiler, fitted carpet
- Bathroom** Approx 2.15m x 1.78m (7 ft x 5.10 ft). With uPVC double glazed window, panelled bath, pedestal wash hand basin and low flush wc, tiled walls, tiled floor, radiator, vinyl flooring
- External** There are pleasant gardens to the front and rear, with rear vehicular 10 foot access.
- Services** Mains gas, electricity, water and drainage are available.
- Heating** A gas heating system is fitted.
- Council Tax** We understand from Internet enquiry that the property is assessed in Band A - The Local Authority is Kingston upon Hull City Council.
- EPC Rating** C
- Tenure** Freehold
- Viewing** For more information and to view please contact Haller Evans Tel 323033 or [info@hallerevans.com](mailto:info@hallerevans.com)

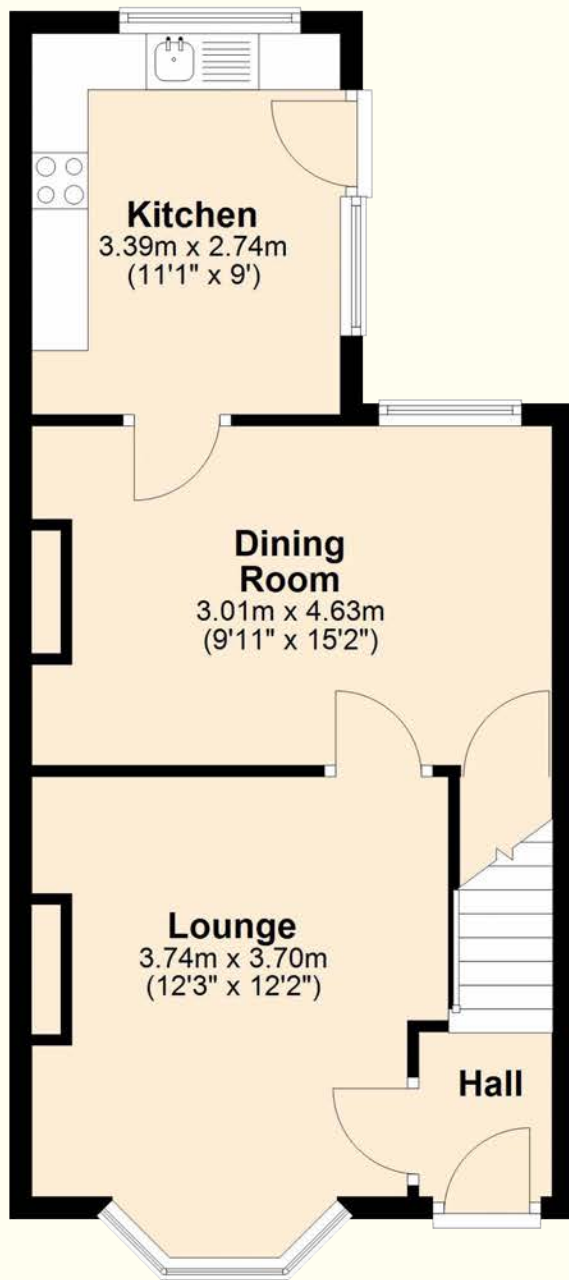


**Haller Evans**  
[www.hallerevans.com](http://www.hallerevans.com)  
**01482 323033**

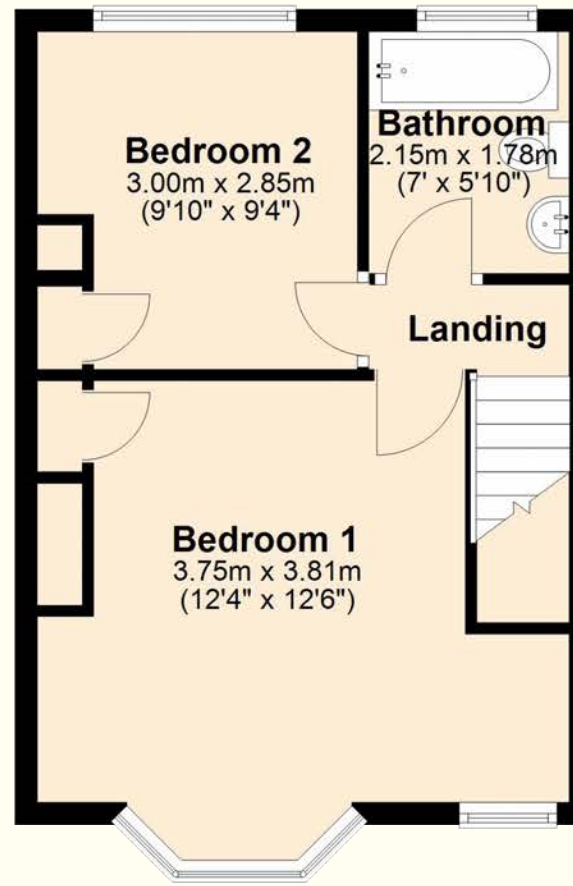
Hull 66 - 68 Humber Street, HU1 1TU

Disclaimer: Haller Evans, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

Ground Floor



First Floor



NOT TO SCALE - For Identification Purposes Only

**Haller Evans**  
www.hallerevans.com  
**01482 323033**

Hull 66 - 68 Humber Street, HU1 1TU

Disclaimer: Haller Evans, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.