Whitakers
Estate Agents









335 Willerby Road, Hull, HU5 5HT

£135,000

PUBLIC NOTICE - 335 Willerby Road
We are acting in the sale of the above property and have received an offer of £136,000 on the above property.
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

No Onward Chain!

This extended three bed property is offered to the market with no onward chain, altered and enhanced from its original design, this traditional property would make an ideal family home situated close to great schools and enjoys a host of local amenities close by.

The property would benefit from some minor cosmetic improvement, however priced to reflect the work needed, and gives any buyer the chance to put their own mark on the property without paying a huge premium.

The main features include - entrance, 22' L shaped open plan lounge / diner, and kitchen / diner with French doors that open out to the garden. The first floor boasts three good bedrooms (beds one and two both fitted)

The Accommodation Comprises

Ground Floor

Entrance
Upvc double glazed front door.

Hallway
Laminate flooring, under stairs store and central heating radiator.

Lounge / Diner 22'04 max x 15'07 max (6.81m max x 4.75m max)





With laminate flooring, two central heating radiators and Upvc double glazed bay window to the front aspect. Wooden French doors leading to the Kitchen / Diner.

Kitchen / Diner 13'3 max x 14'5 max (4.04m max x 4.39m max)




L shaped Kitchen / Diner with a host of floor and eye level units and complimentary work surfaces and splash back tiling above. Upvc double glazed window, door and French doors leading to the garden. Oven / Hob and Sink with drainer and mixer tap.

First Floor

Landing
Loft hatch

Bedroom One 11'11 x 7'09 tfw (3.63m x 2.36m tfw)



With a range of fitted wardrobes, central heating radiator and Upvc double glazed window.

Bedroom Two 10'0 x 8'06 tbw (3.05m x 2.59m tbw)



With a range of fitted wardrobes, central heating radiator and Upvc double glazed window.

Bedroom Three 8'07 x 5'06 (2.62m x 1.68m)



With central heating radiator and Upvc double glazed window.

Bathroom 5'8 x 6'7 (1.73m x 2.01m)



With a panelled bath, low flush toilet and pedestal sink. Upvc double glazed window, central heating radiator and part tiled.

External





Walled low maintenance front garden, the rear garden is enclosed again low maintenance with patio, lawn and garage.

Council Tax
Council Tax band A
Local Authority - Kingston Upon Hull

EPC
EPC rating - C

Tenure
This property is Freehold.

Making an offer
In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - High
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 9 Mbps / Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional Services
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

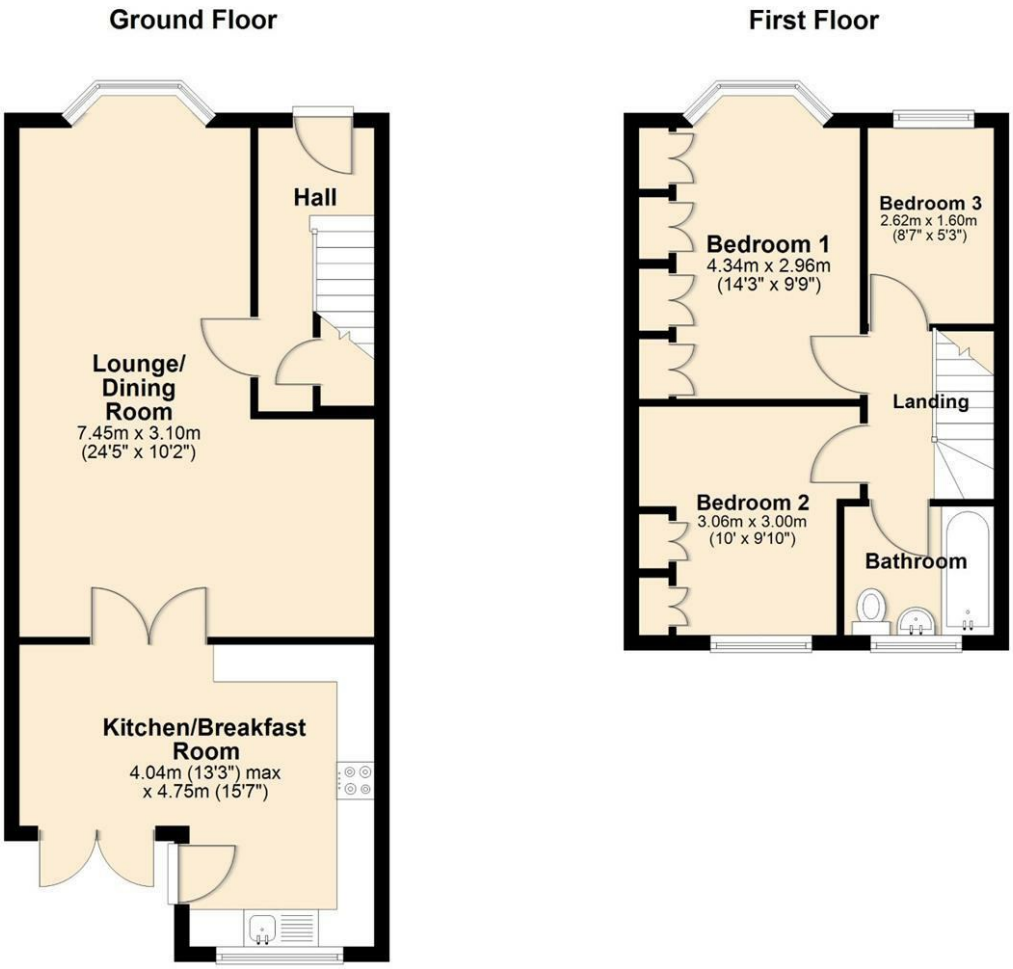
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

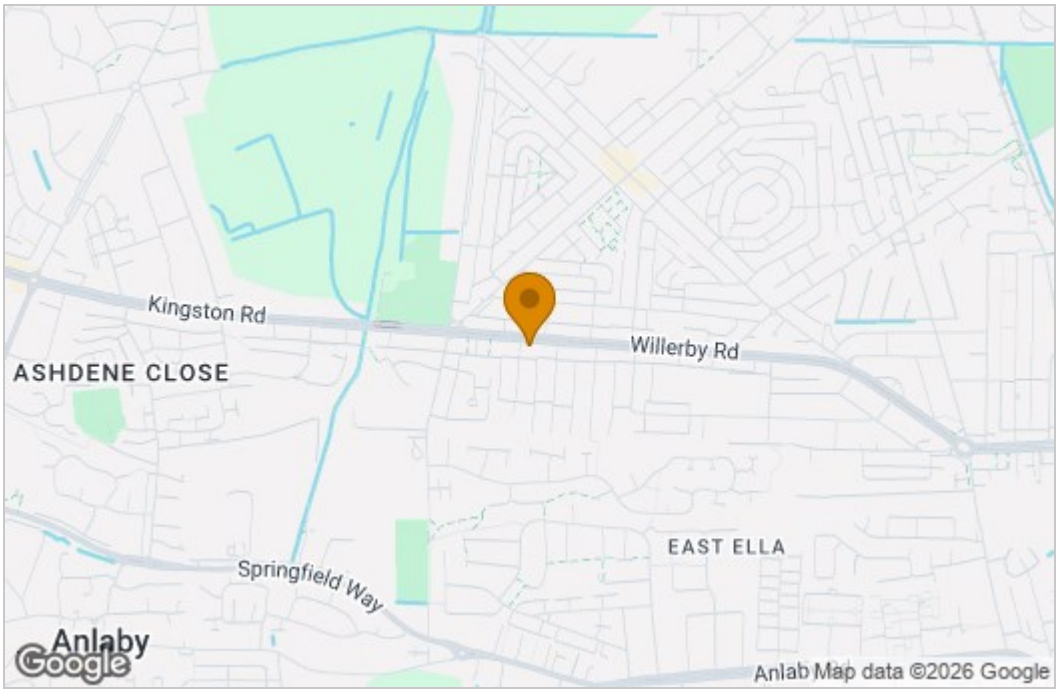
Whitakers Estate Agent Declaration
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

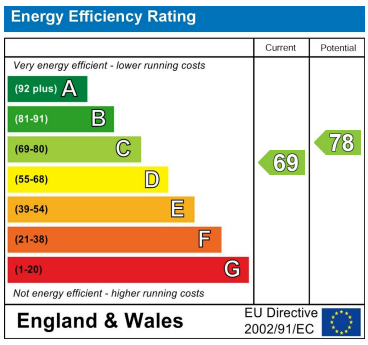


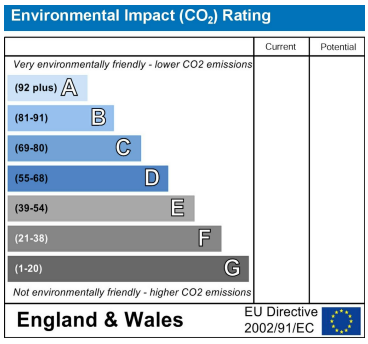
Total area: approx. 80.8 sq. metres (870.2 sq. feet)

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk