

Whitakers

Estate Agents



324 Willerby Road, Hull, HU5 5JT

£162,500

Nestled on Willerby Road in Hull, this charming end-terrace house offers a delightful blend of character and modern living. The property provides ample space for a family or those seeking a comfortable home.

Upon entering, you are welcomed into a well-proportioned reception room, perfect for relaxing or entertaining guests, leading through to the dining area and the well appointed kitchen beyond. The house boasts three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation together with a modern family bathroom. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

To the front of the property there is a gravelled garden and a boundary wall. A path to the side leads to the rear where there are further garden with artificial grass, side border and fencing to the surround. There is a sectional garage with a side door and window and doors leading to the ten-foot.

Situated in a desirable area, this home is conveniently located near local amenities, schools, and transport links, making it easy to access everything the area has to offer.

With its classic charm and practical layout, this end-terrace house is ready to welcome its new owners. Don't miss the chance to make this lovely property your own.

The accommodation comprises:

Entrance hall

Upvc double glazed entrance door and a gas central heating radiator. Leads to:

Lounge 13'10" x 11'9" (4.24m x 3.59m)



Upvc double glazed bay window, gas central heating radiator, laminate flooring and a coved ceiling. Open plan to:

Dining room 10'1" x 14'9" (3.08m x 4.51m)



Gas central heating radiator, coved ceiling, laminate flooring and an under stairs storage cupboard.

Kitchen 9'10" x 14'1" (3.01m x 4.30m)



Upvc double glazed window, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops, plumbing for an automatic washing machine, split level oven and hob, integrated fridge freezer, coved ceiling, down lighters and laminate flooring.

Landing

Down lighters and a coved ceiling. Leads to:

Bedroom one 13'10" x 9'1" (4.24m x 2.78m)



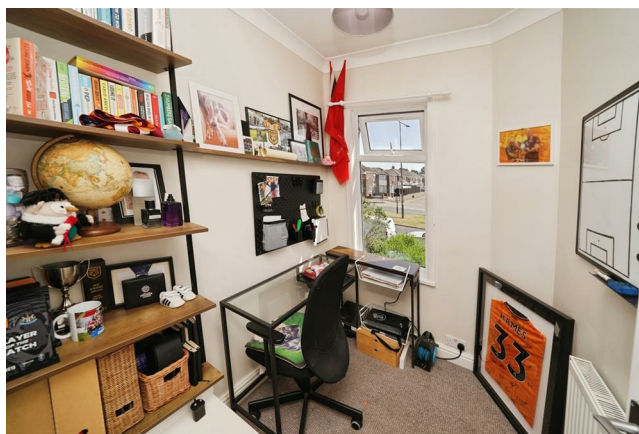
Upvc double glazed bay window, gas central heating radiator and a coved ceiling.

Bedroom two 10'1" x 8'10" (3.08m x 2.71m)



Upvc double glazed window, gas central heating radiator and a storage cupboard.

Bedroom three 6'8" x 5'4" (2.04m x 1.65m)



Upvc double glazed window and a gas central heating radiator.

Bathroom



Upvc double glazed window, fitted with a fitted three piece suite comprising panelled bath with a shower over, pedestal wash basin and a low flush WC, extractor fan and down lighters.

Gardens



To the front of the property there is a gravelled garden and a boundary wall. A path to the side leads to the rear where there are further garden with artificial grass, side border and fencing to the surround.

Garage

Sectional garage with a side door and window and doors leading to the ten-foot.

Tenure

The property is of freehold tenureship

Council Tax

Local Authority: City Of Kingston Upon Hull

Council Tax Band: B

EPC

The EPC rating is D

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.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Basic 4 Mbps Ultrafast 10000 Mbp

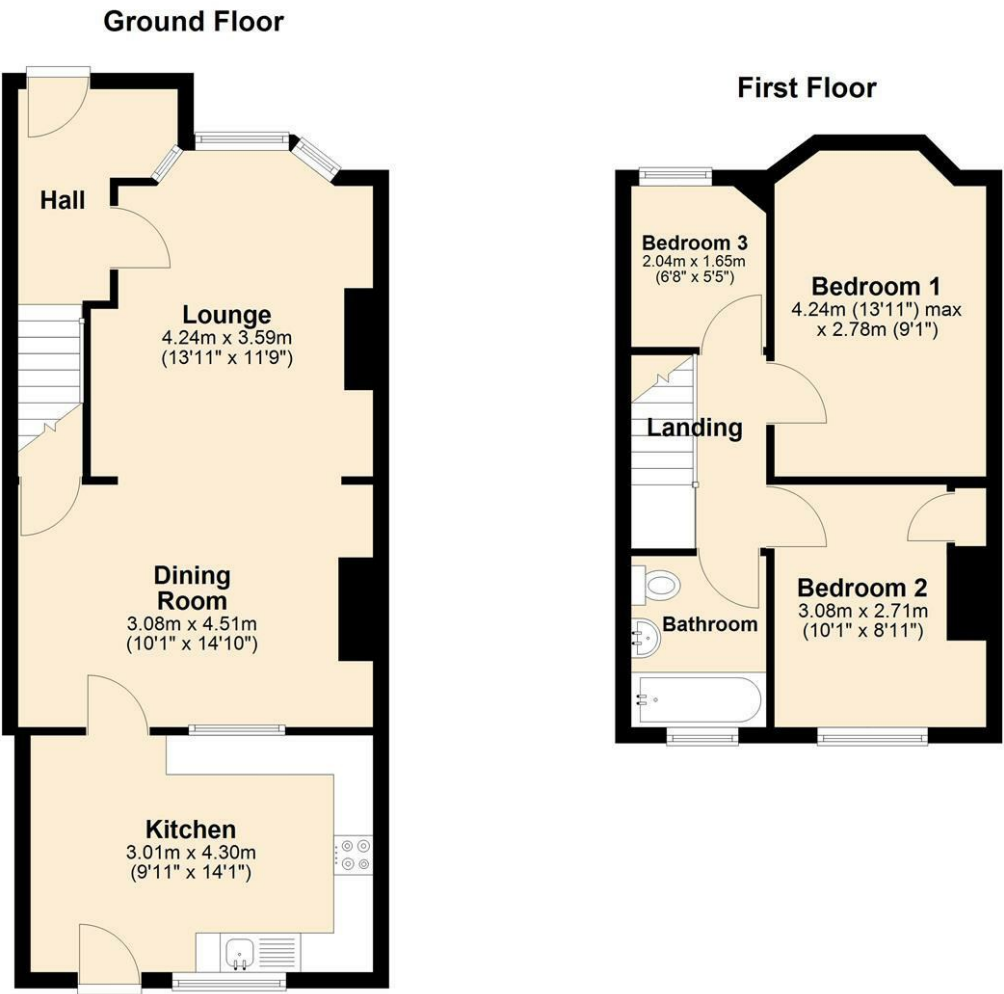
Coastal Erosion - N/A

Coalfield or Mining Area - No

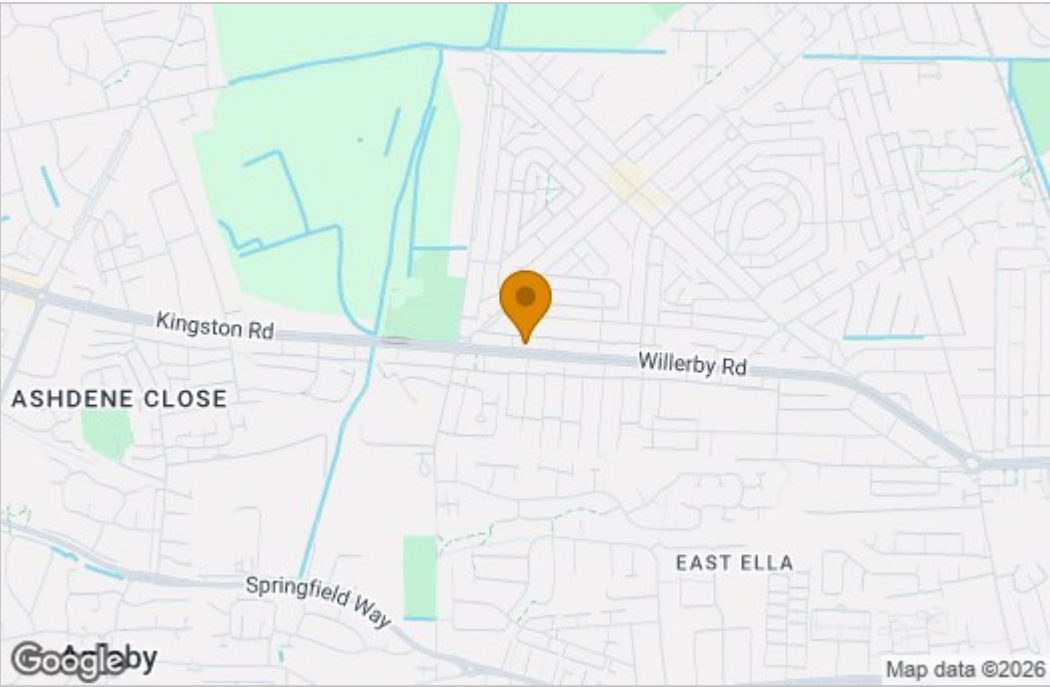
Whitakers Estate Agent Declaration

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.

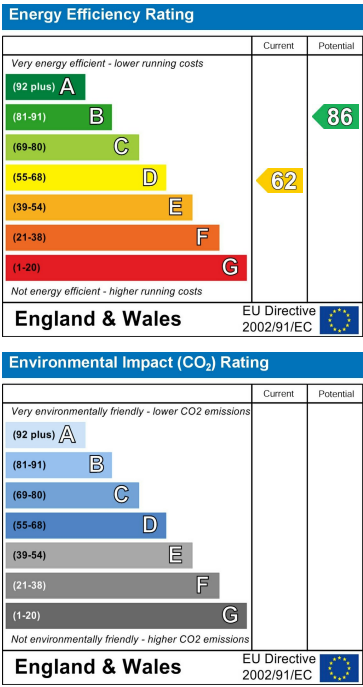
Floor Plan



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.