

Willerby Road, Hull, HU5 5JD

Offers Over £190,000

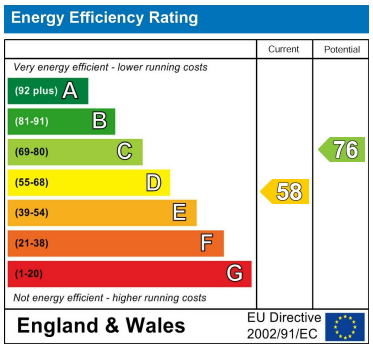
Philip Bannister

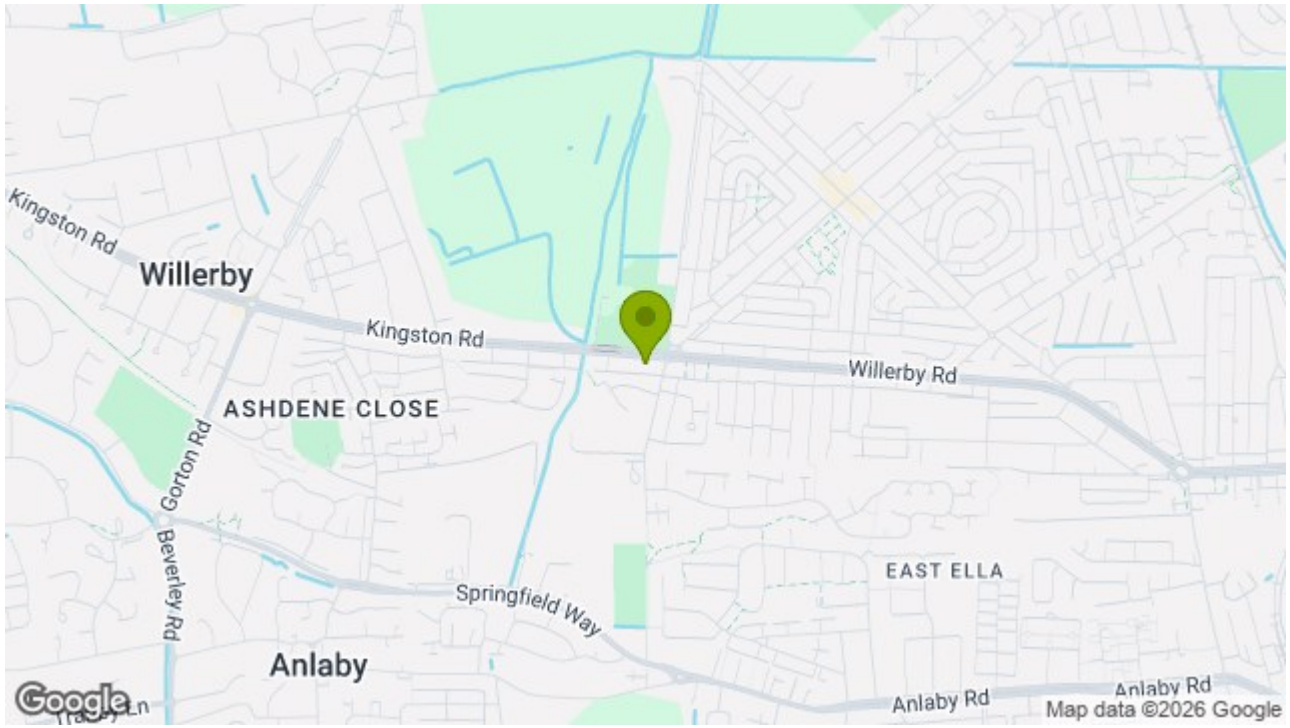
Willerby Road, Hull, HU5 5JD

Situated in a highly desirable location, this exceptional family home is offered to the market with no onward chain. Boasting generous and versatile living accommodation, the property has been immaculately presented throughout, providing a home that is ready to move straight into. Outside, a private rear garden offers the perfect space for relaxing and entertaining, while the garage provides excellent additional storage and practicality. Combining space, style and a sought-after setting, this is a fantastic opportunity for families looking for their next home.

Key Features

- No Onward Chain
- Immaculately Presented
- Generous Living Accommodation
- Converted Loft Space
- Private Rear Garden
- Garage
- Sought-After Location
- EPC =













GROUND FLOOR;

ENTRANCE HALL
A welcoming entrance hall providing access to the accommodation.

DINING ROOM
A generous and versatile reception space, ideal for a dining area or further sitting room. Benefitting from a feature fireplace housing a log burning stove, wooden flooring, a storage cupboard and sliding doors to the rear garden.

LIVING ROOM
A generous living space with wall mounted electric fire, decorative wooden beam, bay window to the front elevation and double doors leading to the Dining Room.

KITCHEN
With a comprehensive range of shaker style wall and base units, laminated worksurfaces and splashback. Integrated appliances include a Gas Hob, electric Oven and an Extractor with further plumbing for a Washing Machine, Dishwasher and space for a Fridge Freezer. Further benefitting from a door to the side elevation, windows to the side and rear elevations.

FIRST FLOOR;

BEDROOM 1
A bedroom of double proportions with bay window to the front elevation.

BEDROOM 2
A further double bedroom with a boiler cupboard and a window to the rear elevation.

BEDROOM 3
A generous single bedroom with a window to the front elevation.

BATHROOM
A fabulous fully tiled bathroom with a three piece suite comprising of a bath tub with overhead shower, a low flush WC and a vanity wash hand basin. Further benefitting from recessed spotlights, a heated towel rail and a window to the rear elevation.

LOFT AREA;

LOFT ROOM
A great addition to the property providing further usable accommodation with a fixed staircase, Velux window, fitted shelving and eaves storage cupboards.

EXTERNAL;

FRONT
A walled forecourt with wrought iron gate, gravelled frontage and a path leading to the front door.

REAR
With block paved patio area, shaped lawn and timber fencing.

GARAGE
Accessed via the rear tenfoot or the garden providing useful storage space.

GENERAL INFORMATION
SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.
VIEWING - Strictly by appointment with the sole agents.
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

TENURE
We understand that the property is Freehold. This should be clarified by your legal representative.

MORTGAGES
The mortgage market changes rapidly and it is vitally important you obtain the right advice









regarding the best mortgage to suit your circumstances.
We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

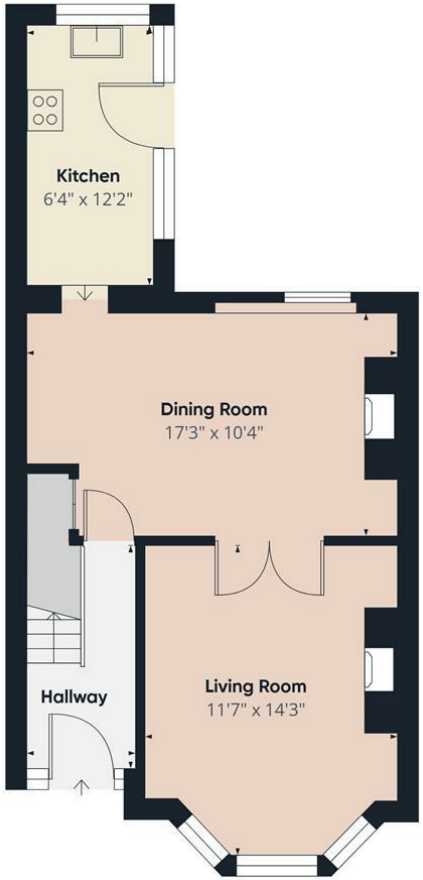
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will 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.
Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)







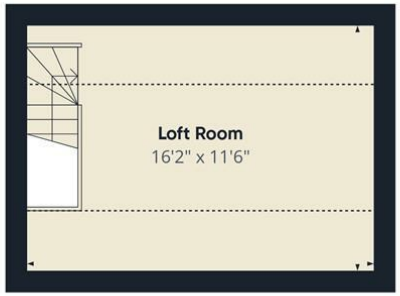




Ground Floor



First Floor



Floor 2

Approximate total area(1)

981 ft²

Reduced headroom

83 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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