



## 17 Wentworth Close

, Willerby, HU10 6NL

£160,000



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The Accommodation Comprises

Ground Floor

**Entrance hall**

Upvc double glazed entrance door and window, central heating radiator, storage cupboard with sliding doors and coved ceiling.

**Lounge**

16'9" x 11'6" (5.10 x 3.50)

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

**Kitchen**

10'0" x 7'6" (3.06 x 2.29)

Upvc double glazed entrance door and window, central heating radiator, a range of base wall and drawer units, fitted work surfaces, single drainer sink unit, gas and electric cooking point, coved ceiling and a storage cupboard.

**Inner lobby**

Airing cupboard with an insulated hot water cylinder.

**Bedroom One**

13'11" x 8'6" (4.25 x 2.58)

Upvc double glazed window, central heating radiator, coved ceiling and fitted wardrobes.

**Bedroom Two**

10'6" x 7'5" (3.20 x 2.25)

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

**Bathroom**

Upvc double glazed window, central heating radiator, partially tiled and fitted with a three piece suite

comprising panelled bath, wash basin and a low flush WC, coved ceiling.

**Gardens**

To the front of the property there is a gravelled garden and a side driveway leading to the garage. At the rear of the property there is a south facing lawned garden with well stocked border and fencing to the surround.

**Garage**

Pre cast concrete garage with an up and over door, and a side window.

**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.

**Valuations**

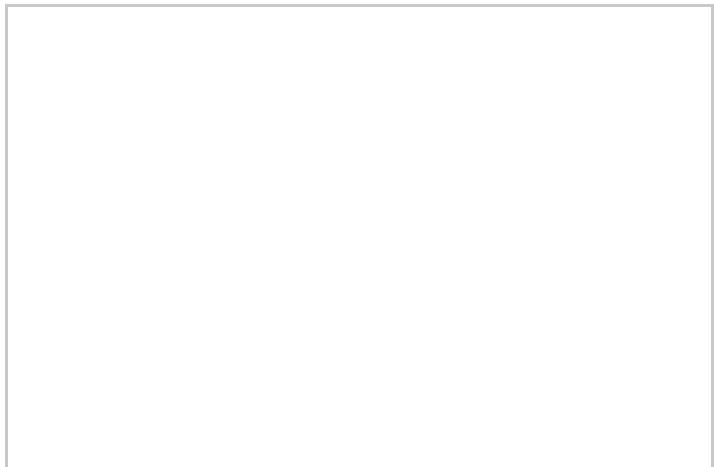
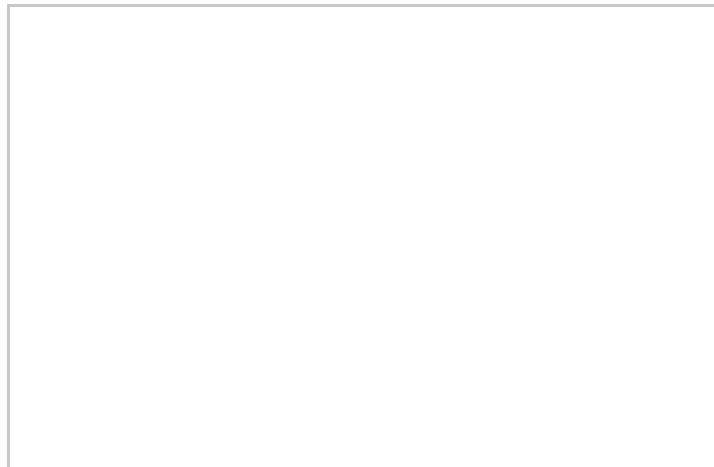
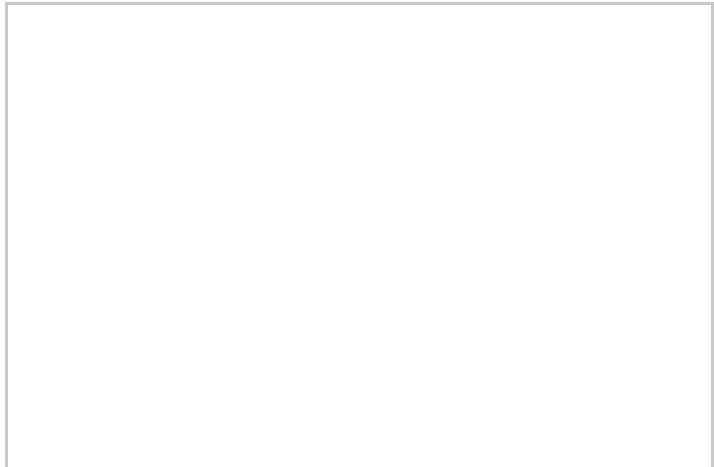
We offer a free sales valuation service, as an independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate 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.

**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.



## Road Map



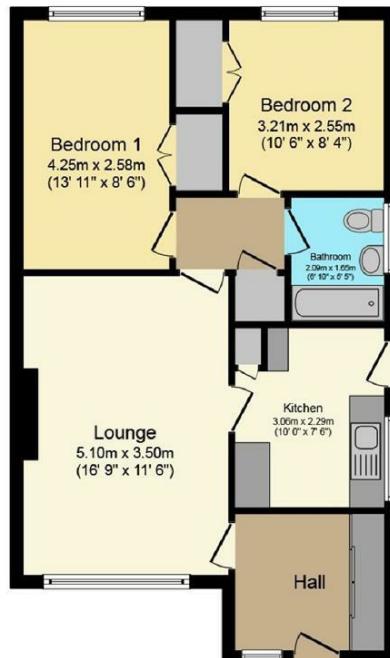
## Hybrid Map



## Terrain Map



## Floor Plan



### Floor Plan

Floor area 61.0 sq. m. (657 sq. ft.) approx

Total floor area 61.0 sq. m. (657 sq. ft.) approx

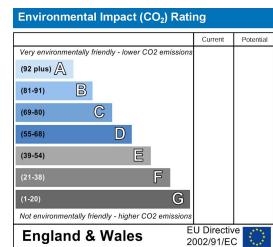
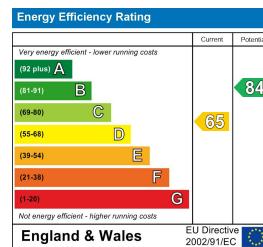
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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