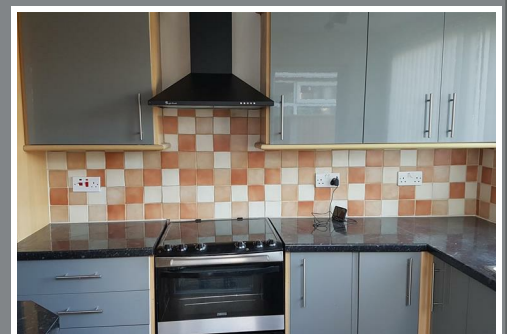




## 4 Trafford Road, Willerby, Hull, East Yorkshire, HU10 6AJ

- A three bedroom mid terrace house
- Modern kitchen
- Bathroom
- A superb rear garden & garage
- Sitting room with dining area
- Three bedrooms
- uPVC double glazing and central heating
- Bond £830

**£725 Per Calendar Month**



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# 4 Trafford Road, Willerby, Hull, East Yorkshire, HU10 6AJ

A mid terrace property which is well presented and offers an entrance hall, sitting room, kitchen, three bedrooms and a bathroom. There is a small garden to the front of the property and a garden to the rear which is mainly laid to lawn and a paved patio. There is a path leading to a single garage. There is also gated access to additional parking. Bond £830

## Location

Situated on a lovely road close to the amenities of Willerby, including wine bars, restaurants and public houses.

## Ground floor accommodation

### Entrance hall

12'7" x 5'2" (3.84m x 1.57m)

Front entrance door, laminate flooring, under stairs cupboard, stairs to first floor, power points, radiator.

### Sitting room

24'9" x 10'5" (7.54m x 3.18m )

Bay window to front aspect. electric fire, 2 x radiators, power points, television point, telephone point.

### Kitchen

17'0" x 7'1" (5.18m x 2.16m)

Rear entrance door, fitted wall and base units, worksurfaces, cooker with extractor hood over, part tiled walls, radiators, laminate flooring. Window to rear aspect.

## First floor accommodation

### Landing

Access to loft space

### Bedroom one

13'6" x 9'9" (4.11m x 2.97m)

Fitted wardrobe, bay window to front aspect, radiator, power points, laminate flooring, combi boiler.

### Bedroom two

11'1" x 8'5" (3.38m x 2.57m)

Fitted wardrobe, power points, radiator. Window to rear aspect

### Bedroom 3

7'8" x 5'7" (2.34m x 1.70m)

Radiator, power points, laminate flooring. Window to front aspect.

## Bathroom

6'5" x 5'7" (1.96m x 1.70m)

White suite comprising of a panelled bath with a shower over and a shower screen, pedestal hand basin, low level WC. Fully tiled walls, laminate flooring. Window to rear aspect

## External

### Rear garden

Patio seating area onto a lawned garden. Path leading to a single garage. Gate to a ten foot with additional parking.

## Services

The mains services of water, gas, electric, and drainage are connected. The property has a gas boiler providing central heating.

## Outgoings

From internet enquiries with the valuation office website the property has been placed as Band B for Council Tax purposes. Local Authority Reference number WIB340004000. Prospective tenants should check this information before making any commitment to rent the property.

## Energy Performance Certificate

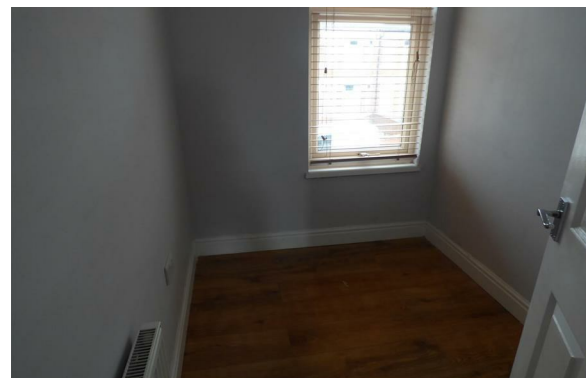
The current rating on the property is E

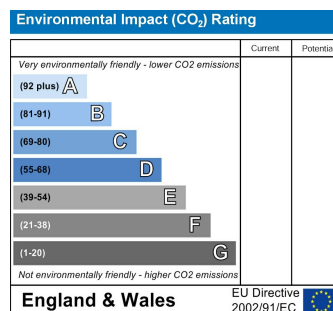
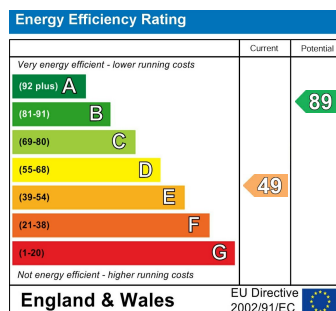
## Viewings

Strictly by appointment with the Sole Agents on 01482 375212

## Valuation/Market Appraisal

Thinking of selling your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the selling of properties throughout Hull and the East Riding of Yorkshire.





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