405 Willerby Road, Hull, HU5 5JD

- Mid Terraced House
- South Facing Garden
- Three Bedrooms
- C/Heating & D/Glazing
- Two Reception Rooms
- Off Street Parking
- Dining Kitchen
- EPC=D

£147,500
INTRODUCTION

This well presented bay fronted terraced house is situated in a prime location opposite the Springhead Golf Club close to the junction of Springhead Lane. The extended accommodation includes two reception rooms, dining kitchen, W.C., three bedrooms and a family bathroom. The property benefits from gas central heating and double glazing. There is a delightful south facing rear garden with a garage and off street parking.

LOCATION

Enjoying a prominent position on the south side of Willerby Road close to the junction with Springhead Lane, the property is conveniently placed for local shops and amenities. The property is ideally placed for access to Hull city centre, the Humber Bridge and A63/M62 motorway network. A regular bus route lies nearby.

ACCOMMODATION

With residential entrance door to:

ENCLOSED PORCH

With glazed windows and residential entrance door to:

HALLWAY

With stairs to first floor.

LOUNGE

11’8” x 11’9” (to bay) approx (3.56m x 3.58m (to bay) approx)
With feature fire surround housing living flame gas fire, coving and bay window to front.
DINING ROOM

17’3"(max)x12’10"(max) approx (5.26m(max)x3.91m(max) approx)
With coving, feature stained wood flooring and uPVC double doors leading out to the rear garden.

ALTERNATIVE VIEW

DINING KITCHEN

18’11” x 6’1” approx (5.77m x 1.85m approx)
With a range of white gloss base and wall mounted units with contrasting worksurfaces over, one and a half sink and drainer, tiled splashbacks, cooker point, feature flooring. Windows and door to side.
ALTERNATIVE VIEW

CLOAKS/W.C.

61" x 4'11" approx (1.85m x 1.50m approx)
With low flush W.C., pedestal wash hand basin, tiling to the floor, windows to rear and side elevation.

FIRST FLOOR

LANDING
**BEDROOM 1**

11’10” x 8w’6”(to wardrobes) approx (3.61m x 2.44m)/(1.83m(to wardrobes) approx)

With fitted wardrobes and bay window to front elevation

**BEDROOM 2**

10’9” x 10’3” approx (3.28m x 3.12m approx)

With fitted cupboards and window to rear elevation

**BEDROOM 3**

7’10” x 6’3” approx (2.39m x 1.91m approx)

With window to front elevation.
BATHROOM

7’2” x 6’2” approx (2.18m x 1.88m approx)
With 3 piece suite comprising bath with shower over, pedestal wash hand basin, low flush W.C, partially tiled walls, tiled floor, storage cupboards with inset spotlights above, loft access hatch and window to rear.

OUTSIDE

To the front of the property, there is a boundary wall with a wrought iron gate leading to a gravelled and paved garden area with established shrubs and trees. The delightful south facing rear garden is laid mainly to lawn with a patio and decked area. There is a single detached garage and ten foot access leads to off street parking.

REAR VIEW OF PROPERTY

TENURE

Freehold
COUNCIL TAX BAND
From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS
Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING
Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

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.

VALUATION SERVICE
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

STAMP DUTY REFORMS 4 DEC 2014
Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band £0 - £125,000 0% £125,001 - £250,000 2% £250,001 - £925,000 5% £925,001 - £1,500,000 10% £1,500,001 and over 12% Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT
TIME ...........DAY/DATE ............................................ SELLERS NAME(S) ....................................................................
Total area: approx. 920.9 sq. feet