



Willerby Road, Hull, HU5 5HY
Offers Over £160,000

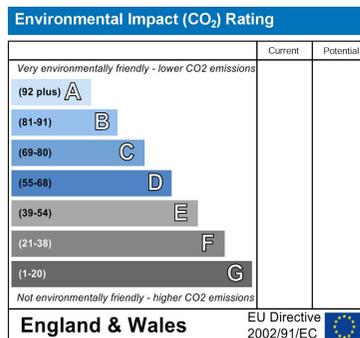
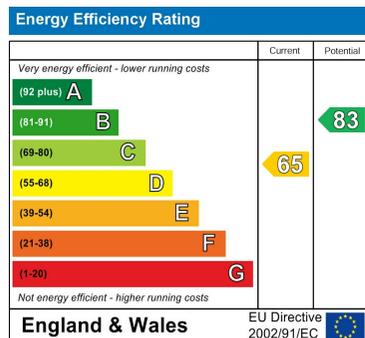
Philip
Bannister
Estate & Letting Agents

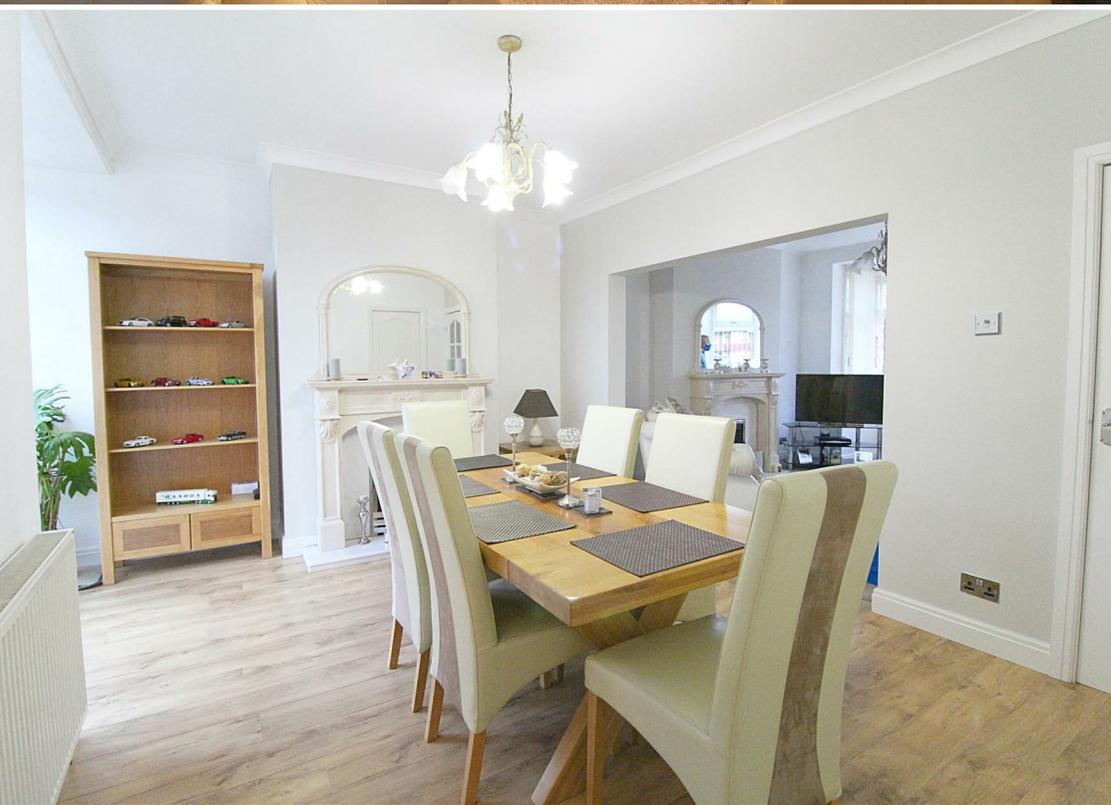
Willerby Road, Hull, HU5 5HY

A very well presented three bedroom mid terraced family home which must be viewed internally to be fully appreciated. The property is situated in a popular location on Willerby Road to the West of Hull close to schools and local amenities. The property has gas central heating, double glazing and briefly comprises entrance hall, though lounge incorporating dining area, fitted kitchen, landing, three bedrooms and bathroom with four piece suite. Outside are gardens to the front and rear (the rear being south facing) and garage.

Key Features

- Good Size Family Home
- Gas C/Heating, D/Glazing
- Ent Hall, Through Lounge and Dining Area
- Fitted kitchen, Landing
- Large Bathroom with 4 Piece Suite
- Gardens Front and Rear
- Popular Residential Area





WILLERBY ROAD

The property is situated on Willerby Road which has good schools and local amenities and is conveniently located for easy access to the Hull City Centre, Willerby and has east access to the A63 and the Motorways

ENTRANCE HALL

with double glazed door, laminate flooring, stairs to first floor, radiator and under stairs cupboard.

LOUNGE AREA

15'10 into bay x 11'8 (4.83m into bay x 3.56m) with double glazed angle bay window to the front elevation, feature fireplace, gas fire, radiator and open plan to:

DINING AREA

13'2 into bay x 14'10 (4.01m into bay x 4.52m) with double glazed French doors onto the rear garden, laminate flooring, radiator, feature fireplace, gas fire and two storage cupboards.

FITTED KITCHEN

11'4 x 8'4 (3.45m x 2.54m) with a range of base and wall units, laminate work surfaces, sink unit, sink unit, space for range cooker, extractor hood, built in dishwasher, washing machine and fridge, laminate flooring, splash back tiling, glass display cabinets, inset lights, double glazed window to the side elevation and double glazed door to the rear garden.

LANDING

BEDROOM 1

11'5" plus bay x 11'3" (3.48m plus bay x 3.43m) with double glazed angle bay window to the front elevation, radiator.

BEDROOM 2

10'8 x 11'4 (3.25m x 3.45m) with double glazed window to the rear elevation, storage cupboard housing boiler.

BEDROOM 3

7'5 x 5'11 (2.26m x 1.80m) with double glazed window to the front elevation.

BATHROOM

7'6 x 8'8 (2.29m x 2.64m) with four piece white suite, comprising jacuzzi panelled bath, separate shower cubicle, wash hand basin, w.c., fully tiled to walls, tiled floor, access to roof void and double glazed window to the rear elevation.

EXTERNAL

To the front of the property is a pebbled low maintenance garden with path, to the rear is a south facing lawn garden with patio area, flower bed, fencing forming boundary and garage

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

fixtures may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

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.

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 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.

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.

AGENTS NOTES (continued)

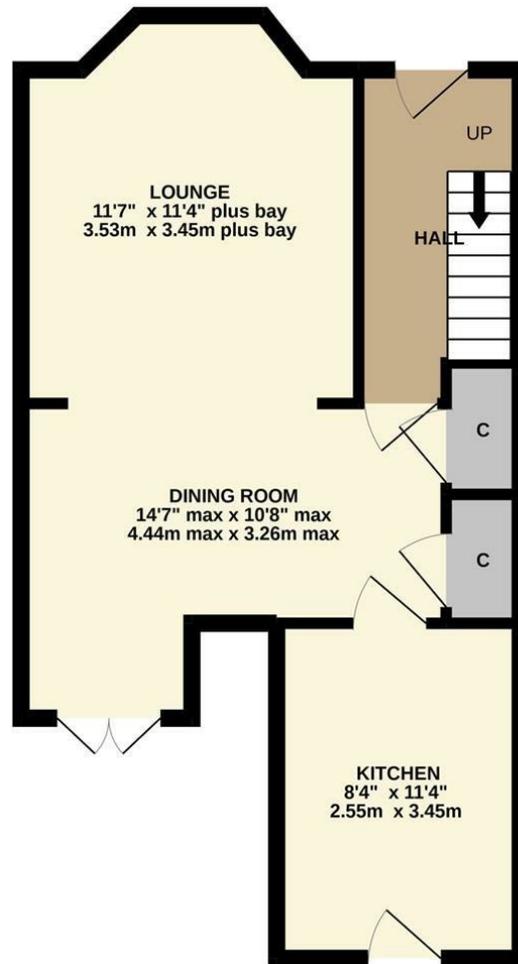
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that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will 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.

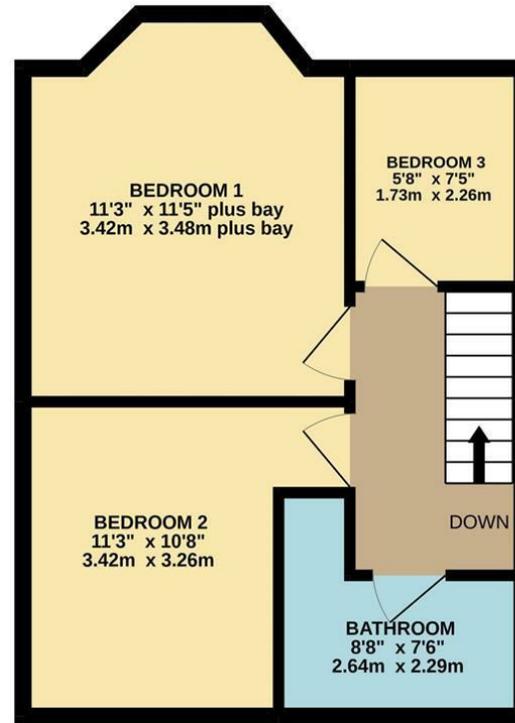
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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