



Main Street, Willerby, HU10 6DA
Offers In The Region Of £165,000


**Philip
Bannister**
Estate & Letting Agents

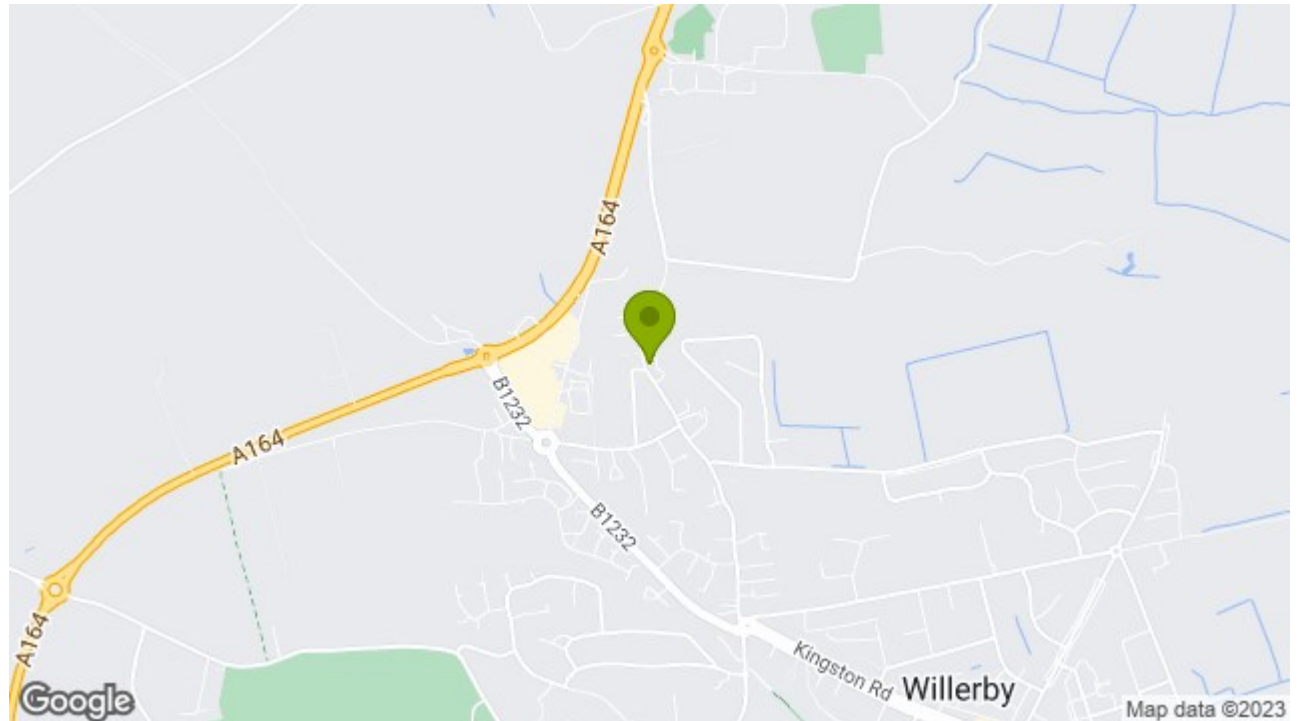
Main Street, Willerby, HU10 6DA

Key Features

- Close to Local Amenities
- Excellent Location, Off Main Street Willerby
- Lounge, Kitchen, Bathroom
- Lounge, Conservatory, Bedroom
- Kitchen Bathroom and Gardens
- Rear Parking & Garage
- No Chain Involved

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

UNEXPECTEDLY RE-OFFERED - A superb one bedroom semi-detached bungalow located in this extremely popular location off Main Street in Willerby, only a short distance from Willerby Square and Willerby Retail Park and its array of amenities and transport links. The property briefly comprises a lovely welcoming entrance hall, Good sized lounge, Conservatory, Kitchen, Bedroom with fitted wardrobes and Bathroom. Outside to the front property is a split level garden which is low maintenance and to the rear is a mainly laid to lawn garden with a brick built garage. The property is offered with no chain involved and must be viewed early to avoid any disappointment.





WILLERBY

The village of Willerby lies approximately five miles to the West of Hull City Centre and boasts a vast array of local shops and local amenities within a short drive away. Anlaby Retail Park and also Willerby Retail park is also a short drive away and includes many retail outlets including M&S, Next, Superdrug, Waitrose, Aldi and Lidl etc. Public transportation runs through the village and there are good road connections to the Clive Sullivan Way/A63/M62 motorway links.

ENTRANCE HALL

with double glazed entrance door, dado rail, radiator, airing cupboard and access to roof void.

LOUNGE

12'6 x 15' (3.81m x 4.57m)

with double glazed window to the rear elevation, feature fireplace, electric fire, radiator and double doors to the conservatory.

FITTED KITCHEN

7'9 x 8'8 (2.36m x 2.64m)

with a range of base and wall units, laminate work surfaces, drawers, sink unit, gas hob, electric oven, extractor hood, radiator boiler, plumbing for automatic washing machine, tiled floor, two double glazed windows to the front and rear elevation.

CONSERVATORY

7' x 8'2 (2.13m x 2.49m)

with tiled floor, heater and double glazed door to the rear garden.

BEDROOM

13'9 x 8'3 (4.19m x 2.51m)

with double glazed window to the rear elevation, built in wardrobes, over cupboard, built in bedside cabinets, radiator and dado rail.

BATHROOM

6'8 x 5'5 (2.03m x 1.65m)

with three piece white suite, comprising panelled bath with shower above and glazed shower screen, wash hand basin, tiled floor, heated towel rail, half tiled and double glazed window to the front elevation.

EXTERNAL

To the front of the property is a split level raised paved garden for ease of maintenance with raised flower beds and storage

cupboard housing meters. To the rear is a lawn garden, raised patio area to side, with gate giving access to side and a further gate leads to the rear of the property where there is a driveway and access to 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. (East Riding Of Yorkshire 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.

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.

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 NTSEAT 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

TENURE.

We understand that the property is Freehold



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