

Whitakers

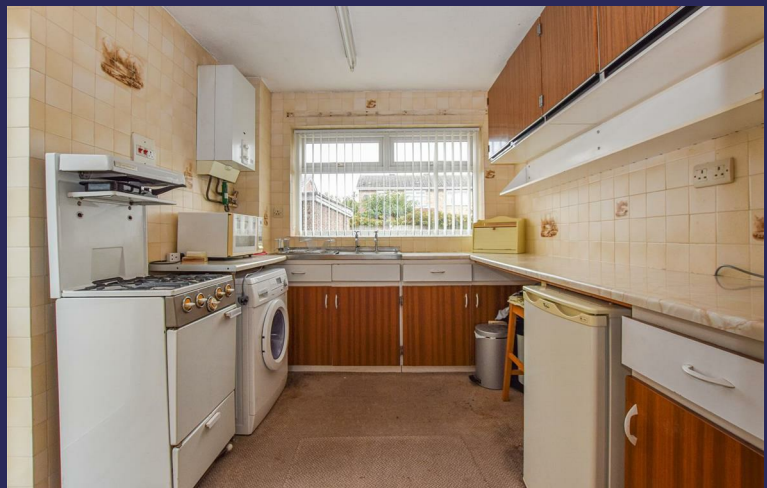
Estate Agents



8 Springdale Close

Willerby, Hull, HU10 6RE

£180,000



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Description

Situated in the highly sought after Willerby village which is renowned for its highly accessible transport links that connects residents to local amenities and leisure facilities, this three bedroom semi-detached property is an ideal opportunity for the growing family seeking to upsize into a home that they can add their own stamp onto and falls into the catchment area of prestigious local schooling.

Briefly comprising entrance hall, lounge, dining room and kitchen to the ground floor, there are three good bedrooms and family bathroom suite to the first floor. Externally to the front of the property there is a low maintenance garden and private side drive which allows off-street parking for multiple cars and leading to the single brick built garage. Externally to the rear there is a partly lawned garden with gravelled borders and enclosed to the boundary by wooden fencing.

Early viewing is recommended to appreciate the accommodation on offer.

The Accommodation Comprises

Ground Floor

Entrance Hall

Upvc double glazed door, Upvc double glazed window to the side elevation and warm air heating.

Lounge

12'2" x 11'6" (3.73m x 3.53m)

Upvc double glazed window to the front elevation, warm air heating and gas fire with decorative inset and hearth with wooden surround.

Dining Room

10'9" x 10'5" (3.28m x 3.18m)

Upvc double glazed French doors leading to the rear external.

Kitchen

9'10" x 8'0" (3.00m x 2.44m)

Upvc double glazed door leading to the rear external, Upvc double glazed window to the rear elevation, and fitted with a range of floor and eye level units and contemporary worktop with splashback tiles above.

First Floor

Landing

Upvc double glazed window to the side elevation and access to the loft hatch.

Bedroom One

11'5" x 11'1" (3.48m x 3.40m)

Upvc double glazed window to the front elevation and built in wardrobe.

Bedroom Two

12'0" x 8'9" (3.66m x 2.67m)

Upvc double glazed window to the rear elevation and built in wardrobe.

Bedroom Three

8'0" x 7'6" (2.44m x 2.29m)

Upvc double glazed window to the front elevation and built in wardrobe.

Bathroom

6'9" x 5'4" (2.08m x 1.63m)

Upvc double glazed window to the rear elevation, tiled walls and fitted with a three piece suite comprising panelled bath, pedestal sink and low flush W.C.

Tel: 01482 657657

External

Externally to the front of the property there is a low maintenance garden with private side drive, which accommodates off-street parking for multiple cars, leading to a single brick built garage. Externally to the rear, there is a partly lawned garden with gravelled borders which is enclosed to the boundary by wooden fencing.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Local Authority - East Riding of Yorkshire
Council Tax Band - C

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.

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.

Free Market Appraisals / Valuations

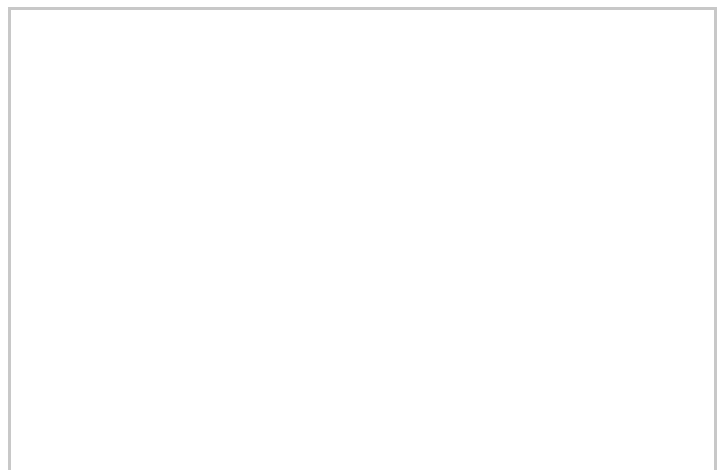
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

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.

Agent Note

Please be advised that grant of letter of administration has been applied for.



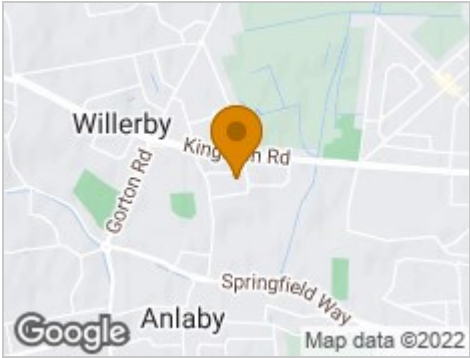
Road Map



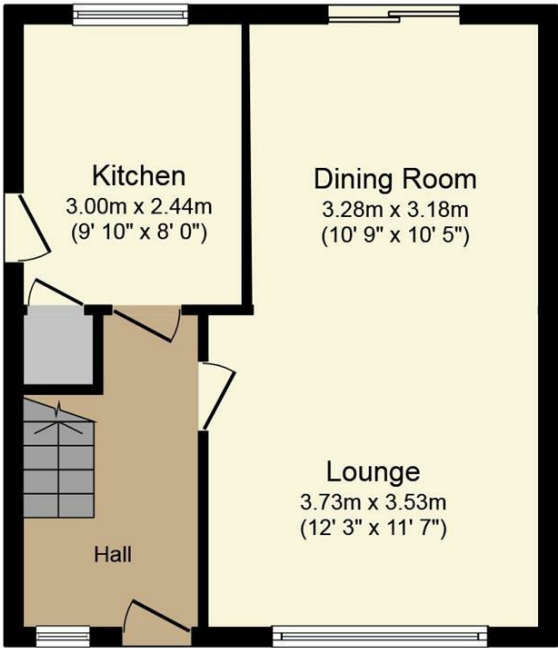
Hybrid Map



Terrain Map

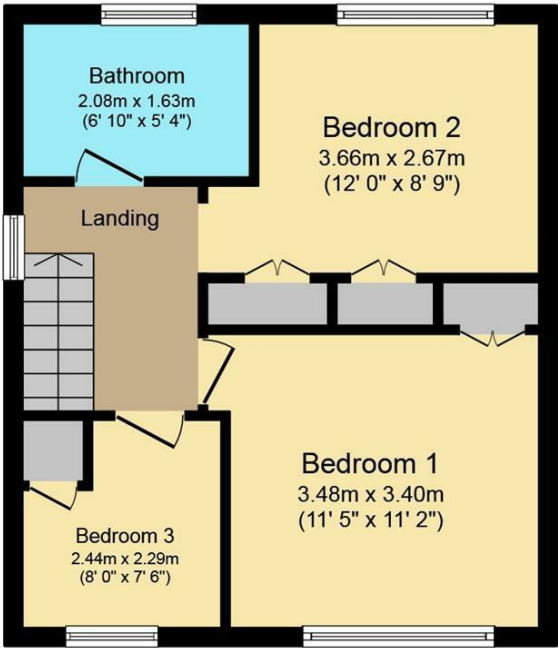


Floor Plan



Ground Floor

Floor area 39.6 sq.m. (426 sq.ft.) approx



First Floor

Floor area 39.6 sq.m. (426 sq.ft.) approx

Total floor area 79.1 sq.m. (852 sq.ft.) approx

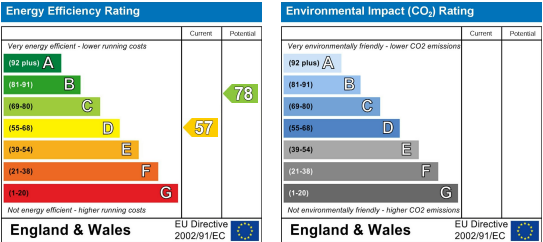
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.