

Whitakers

Estate Agents



21 Willerby Carr Close, Hull, HU5 5PG

£147,000

** NO ONWARD CHAIN **

Whitakers Estate Agents are delighted to offer this beautifully maintained semi-detached true bungalow, set within the peaceful cul-de-sac of Willerby Carr Close. Lovingly cared for by its original owner since new, the property reflects years of attentive upkeep and pride of ownership.

Externally to the front aspect, there is a gravelled garden with a side drive that extends towards the detached garage, and accommodates off-street parking.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to a spacious lounge, fitted kitchen, a fitted master bedroom, and a good second bedroom. All rooms are served by a bathroom furnished with a three-piece suite.

The enclosed rear garden is also low maintenance in design, being laid to lawn with faux grass with gravelled borders, and decorative planting. The garden is also complimented with a patio seating area.

Offering practical single-level living, this home is perfectly suited to those seeking to downsize or enjoy the ease of ground-floor accommodation. Early viewing is highly recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect, there is a gravelled garden with a side drive that extends towards the detached garage, and accommodates off-street parking.

Hall

With access to the loft hatch, UPVC double glazed door, central heating radiator, built-in storage cupboard, and carpeted flooring. Leading to :

Lounge 17'2" x 10'2" (5.25 x 3.12)



UPVC double glazed window, central heating radiator, fireplace with decorative wooden surround, and carpeted flooring.

Kitchen 8'7" x 7'11" (2.62 x 2.43)



UPVC double glazed window, and laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker with extractor hood above.

Bedroom one 11'5" x 10'3" (3.49 x 3.13)



UPVC double glazed window, central heating radiators, fitted wardrobes and drawers with desk, and carpeted flooring.

Bedroom two 8'7" x 8'0" (2.64 x 2.44)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled to splashback areas with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



The enclosed rear garden is also low maintenance in design, being laid to lawn with faux grass with gravelled borders, and decorative planting. The garden is also complimented with a patio seating area.

Garage



Accessed via an up-and-over door / side door,

UPVC double glazed window, and with connection to lighting and power.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030347002109

Council Tax band - C

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

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.

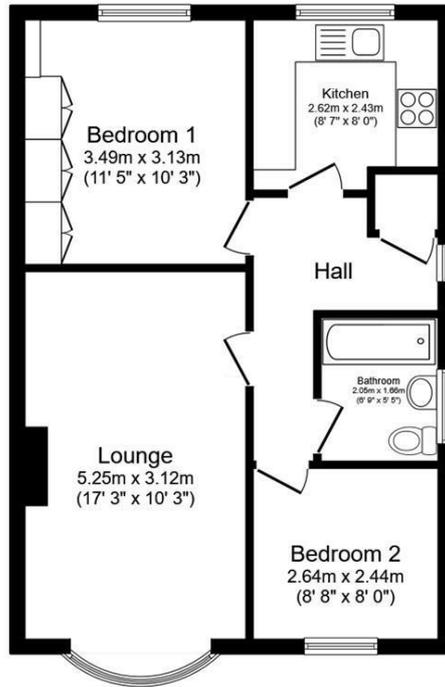
Free Market Appraisals / Valuations

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.

Floor Plan



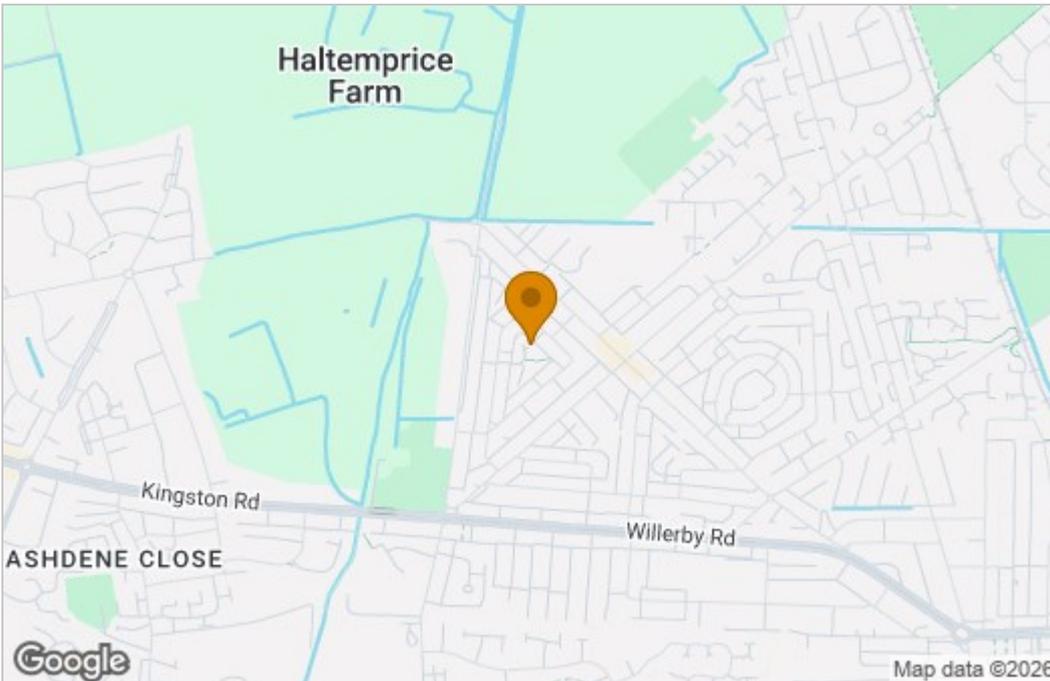
Floor Plan

Floor area 52.6 sq.m. (566 sq.ft.)

Total floor area: 52.6 sq.m. (566 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.