

Whitakers

Estate Agents



142 Willerby Road, Hull, HU5 5JN

£210,000

Whitakers Estate Agents are pleased to introduce this well presented three-bedroom semi-detached property which is conveniently placed on the well-connected Willerby Road with an abundance of local shops, restaurants / takeaways and playing fields close by.

The main features include entrance porch, hallway, through lounge / dining room and fitted kitchen to the ground floor along with three good bedrooms and a bathroom suite furnished with a three-piece suite to the first floor.

Externally to the front there is a block paved garden complimenting the side drive which has side fencing and gates leading to a further driveway which in turn leads to the garage. At the rear of the property there is a lawned garden and paved patio with fencing to the surround and ample space for a large garden room. Outside lighting as well as hot and cold taps are laid on.

Taken together, the accommodation on offer is deal for the growing family seeking to reside within the catchment area of prestigious schooling and require access to trade routes that lead to the Hull City centre and surrounding villages.

Early viewing is recommended to avoid disappointment.

The Accommodation Comprises

Ground Floor

Entrance Porch

With a storm canopy and Upvc double glazed entrance doors leading to:

Hallway



Upvc double glazed entrance door, three Upvc double glazed windows, central heating radiator, under stairs storage cupboard and meter cupboard, laminate flooring and staircase leading to the first floor landing.

Through Lounge / Dining Room 26'5" x 11'4" maximum (8.06m x 3.46m maximum)



Upvc double glazed bay window to the front elevation and Upvc double glazed French windows to the rear aspect leading to the garden, central heating radiator, inset living flame gas fire and a coved ceiling.

Kitchen 17'7" x 9'4" (5.36m x 2.86m)



Two Upvc double glazed windows and a Upvc double glazed entrance door, central heating radiator, fitted with a range of base, wall and drawer units with fitted work surfaces and tiled splash backs, stainless steel single drainer sink unit with a mixer tap, integrated appliances include oven, hob with a cooker hood over,

microwave oven, dish washer, washing machine and fridge freezer, coved ceiling and laminate flooring.

First Floor

Landing

Upvc double glazed window. Coved ceiling, access to the loft space and a storage cupboard with sliding doors housing the gas central heating boiler.

Bedroom One 14'7" x 11'1" (4.46m x 3.38m)



Upvc double glazed bay window, central heating radiator, fitted wardrobes with sliding mirrored doors and laminate flooring.

Bedroom Two 11'6" x 11'0" (3.53m x 3.37m)



Upvc double glazed window, central heating radiator, fitted wardrobes with sliding doors, coved ceiling, dado rail and laminate flooring.

Bedroom Three 8'4" x 5'8" maximum (2.55m x 1.75m maximum)



Upvc double glazed window, central heating radiator and a storage cupboard.

Bathroom



Upvc double glazed window, towel rail central heating radiator, fitted with a three piece bathroom suite comprising panelled bath with a mixer shower and shower screen over, vanity wash basin and a low flush WC, tiled splash backs and an extractor fan.

External



To the front of the property there is a block paved garden complimenting the side drive which has side fencing and gates leading to a further driveway which in turn leads to the garage. At the rear of the property there is a lawned garden and paved patio with fencing to the surround and ample space for a large garden room. Outside lighting as well as hot and cold taps are laid on.

** Please note the summerhouse is not included in the sale. **

Garage

Pre cast garage with an up and over door, side and rear windows and side access door. Power is also laid on.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax band - C

Local Authority - Kingston-upon-hull (city And County Of)

EPC Rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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

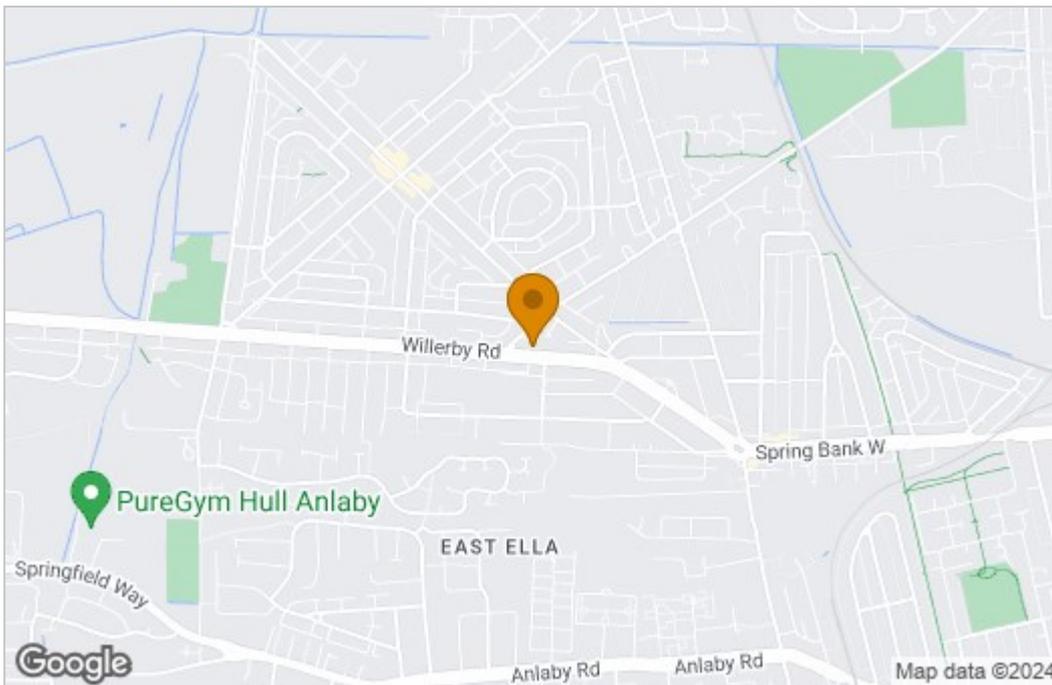
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Floor Plan

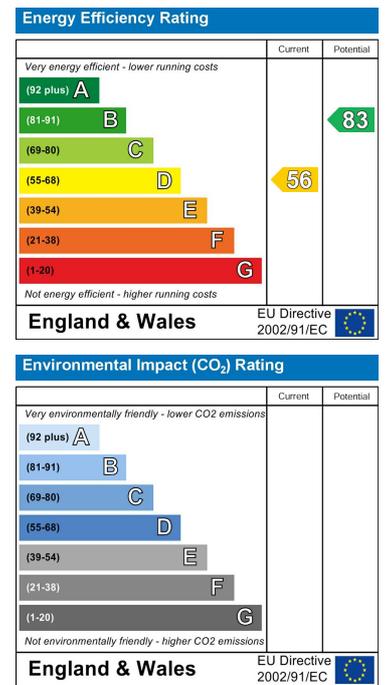


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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