

# Whitakers

Estate Agents



119 Willerby Road

, Hull, HU5 5DZ

Offers Over £120,000



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, Hull, HU5 5DZ

## Offers Over £120,000



### Description

Ideal for the the first time buyer seeking to make their first step onto the property ladder, or an investor, this two bedroom end terrace property is situated in a sought after residential location and, although requires some modernisation, benefits from close proximity to good local schools, amenities and transport links to and from the city centre.

The property briefly comprises entrance hall, lounge, dining room, kitchen, rear lobby and cloakroom to the ground floor with two good sized bedrooms and family bathroom to the first floor. To the front of the the property, there is a low maintenance gravelled garden with a side path which leads to a further low maintenance garden which is southernly facing. The accommodation also benefits from off-street parking and its own garage which can be accessed via the tenfoot also to the rear.

Early viewing is recommended.

The Accommodation Comprises:

### Entrance Hall

Upvc double glazed entrance door and window, central heating radiator and staircase to landing off.

### Lounge

14'9" x 12'2" maximum (4.50 x 3.72 maximum)  
Upvc double glazed bay window, central heating radiator, Adam style fire surround with a cast iron fireplace, tiled inserts and a living flame gas fire, coved ceiling, dado rail, under stairs storage cupboard and double doors leading to:

### Dining Room

15'3" x 8'11" (4.65 x 2.72)

Upvc double glazed window, central heating radiator, coved ceiling ad a dado rail.

### Kitchen

10'11" x 8'1" (3.33 x 2.48)

Upvc double glazed window, fitted with a range of base wall and drawer units with fitted work surfaces and a single drainer sink unit, plumbed for an automatic washing machine.

### Rear Lobby

Rear entrance door and a single glazed side window.

### Cloakroom

Single glazed window, central heating radiator, low flush WC and wash basin.

### Landing

Leads to:

### Bedroom One

13'4" x 15'4" maximum (4.08 x 4.68 maximum)

Upvc double glazed bay window as well as a further Upvc double glazed window to the front elevation, central heating radiator, a full range of fitted wardrobes.

### Bedroom Two

9'3" x 11'1" maximum (2.84 x 3.40 maximum)

Upvc double glazed window, central heating radiator, wash basin and a range of fitted wardrobes.

### Bathroom

Upvc double glazed window, central heating radiator, fully tiled and currently set up a wetroom with a shower, wash basin and WC, and an extractor fan.

Tel: 01482 657657

## Gardens

To the front of the property there is a gravelled garden with a boundary wall and a side pathway leading to the rear garden. At the rear of the property there is a south facing generous sized garden with off street parking along side the existing garage, with tenfoot access,

## Garage

Large garage – possibly in need of replacement.

## 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.

## 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

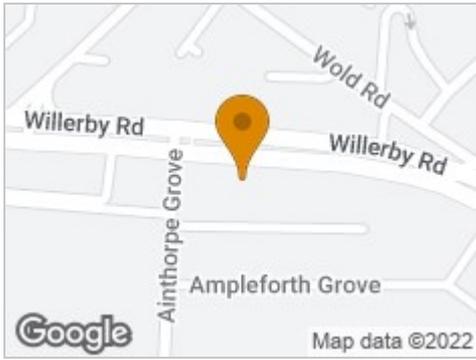
Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## 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.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



**Ground Floor**  
 Floor area 49.0 sq.m. (528 sq.ft.) approx

**First Floor**  
 Floor area 35.5 sq.m. (382 sq.ft.) approx

Total floor area 84.5 sq.m. (910 sq.ft.) approx

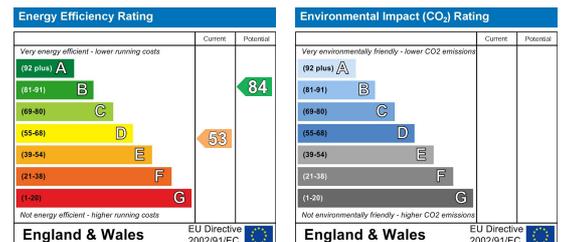
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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



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