

Whitakers

Estate Agents



128 Willerby Road

, Hull, HU5 5JN

£199,950



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Description

An ideal opportunity for the growing family wishing to move into a generously sized home that falls into the catchment area of prestigious local schools, this three bed semi-detached property benefits from close proximity to amenities, leisure facilities and transport links to and from the city centre.

Briefly comprising entrance hall, W.C, open plan lounge/dining room with doors that open out to the garden and extended fitted kitchen to the ground floor, there are three good sized bedrooms and family bathroom suite to the first floor. Externally to the front, there is a low maintenance garden and side drive which allows for useful off-street parking. To the rear of the property is an enclosed garden, well maintained with mature borders and paved patio seating area, the rest is laid to lawn.

Early viewing is recommended to avoid disappointment.

The Accommodation Comprises

Ground Floor

Entrance Hall

Upvc double glazed door, Upvc double glazed window, central heating radiator and laminate flooring.

W.C.

Upvc double glazed window, low flush W.C. and wash basin.

Lounge

13'5" x 12'5" (4.09m x 3.78m)

Upvc double glazed bay window to the front elevation, central heating radiator and gas fire with marble inset and hearth surround.

Dining Room

12'4" x 11'10" (3.76m x 3.61m)

Upvc double glazed bay window to the rear elevation and central heating radiator.

Kitchen

18'5" x 7'11" (5.61m x 2.41m)

Upvc double glazed door leading to rear external, two Upvc double glazed windows and fitted with a range of white floor and eye level units and contemporary work surface with splash back tiles above.

First Floor

Landing

Upvc double glazed window and access to loft hatch.

Bedroom One

12'5" x 11'2" (3.78m x 3.40m)

Upvc double glazed bay window to the front elevation, central heating radiator and fitted wardrobes.

Bedroom Two

11'10" x (3.61m x)

Upvc double glazed window to the rear elevation, central heating radiator and fitted wardrobes.

Bedroom Three

Upvc double glazed bay window to the front elevation and central heating radiator.

Bathroom

Two Upvc double glazed windows, tiled walls, laminate flooring and fitted with a three piece suite comprising walk in shower enclosure, low flush W.C. and pedestal sink.

External

Externally to the front of the property there is a walled low maintenance garden with side drive allowing for off-street parking. To the rear, there is a lawned garden with mature borders which enjoys a paved patio seating area.

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.



