

# Whitakers

Estate Agents



## 42 Willerby Road, Hull, HU5 5JL

**£160,000**

Whitakers Estate Agents are delighted to present this traditional semi-detached property, occupying a generous plot that offers excellent potential for extension or further development, subject to the necessary consents.

Ideally positioned towards the head of Willerby Road, the property enjoys convenient access to a wide range of local amenities together with well-connected transport links, providing straightforward routes into Hull city centre.

To the front, wrought iron gates open onto a gravelled garden and a spacious side driveway, providing off-street parking for multiple vehicles.

The resident enters via a welcoming entrance hall incorporating useful storage. From here, the accommodation flows into a bay-fronted lounge with French doors opening into a bright conservatory overlooking the rear garden. The ground floor also features a fitted kitchen along with a bathroom and separate W.C.

A fixed staircase leads to the first floor where there are two well-proportioned fitted double bedrooms together with a comfortable third bedroom, offering flexible accommodation for families, guests, or home working.

Externally to the rear, the property boasts a substantial garden that is partly laid to lawn with decorative planting and gravelled areas, creating a versatile outdoor space with plenty of potential for landscaping or further enhancement.

The accommodation comprises

Front external



Wrought iron gates to the front aspect open onto a gravelled front garden with a large side drive that accommodates off-street parking for multiple vehicles.

Ground floor

Hall

UPVC double glazed door, central heating radiator, under stairs storage cupboard, and laminate flooring.

Lounge 12'11" x 11'11" (3.94 x 3.65 )



UPVC double glazed bag window, central heating radiators, fireplace with marbled inset / hearth and laminate flooring. UPVC double glazed French doors opening to :

Conservatory 7'10" x 9'6" (2.41 x 2.90 )



UPVC double glazed throughout with French doors opening to the garden, and laminate flooring.

Kitchen 9'10" x 12'9" (3.00 x 3.90 )



UPVC double glazed door and windows, central heating radiators, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Bathroom



UPVC double glazed window, central heating radiator, and panelled to splashback areas with tile effect laminate flooring. Furnished with a

three-piece suite comprising mixer tap and electric shower, and vanity sink with mixer tap.

W.C.

Panelled to splashback areas with tile effect laminate flooring, and furnished with a low flush W.C.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, built-in storage cupboard, and carpeted flooring.

Bedroom one 12'11" x 11'11" (3.94 x 3.65 )



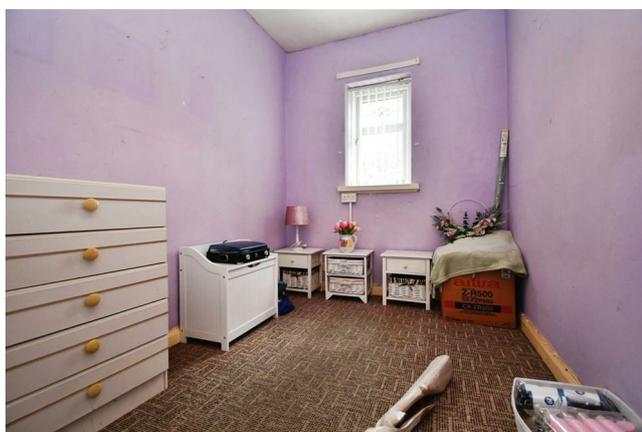
Two UPVC double glazed windows, central heating radiator, fitted wardrobes, built-in storage cupboard, and carpeted flooring.

Bedroom two 9'10" x 11'9" (3.00 x 3.60 )



Two UPVC double glazed windows, central heating radiators, fitted wardrobes and storage cupboard, and carpeted flooring.

Bedroom three 10'2" x 6'6" (3.12 x 2.00 )



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

Rear external



Externally to the rear, the property boasts a substantial garden that is partly laid to lawn with decorative planting and gravelled areas, creating a versatile outdoor space with plenty of potential for landscaping or further enhancement.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00320040004208

Council Tax band - A

EPC rating

EPC rating - TBC

Land boundary



Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 5 Mbps / 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.

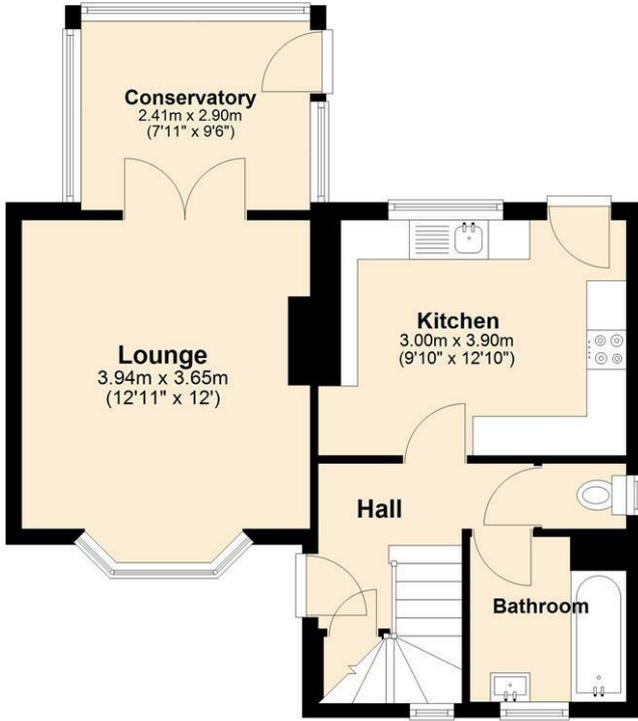
#### Whitakers Estate Agent Declaration

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

## Ground Floor

Approx. 46.3 sq. metres (498.4 sq. feet)



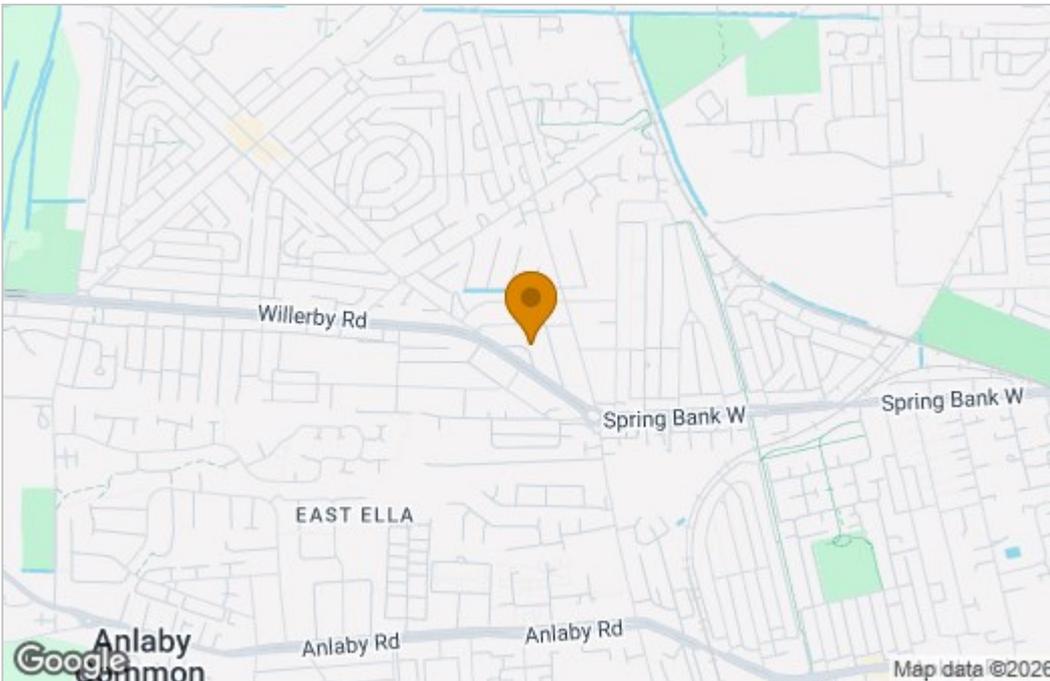
## First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



Total area: approx. 85.3 sq. metres (918.1 sq. feet)

## Area Map



## Energy Efficiency Graph

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