

# Whitakers

Estate Agents



399 Willerby Road

, Hull, HU5 5HY

£179,950



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## The Accommodation Comprises

### Front External

Externally to the front of the property there is a gravelled low maintenance garden which is enclosed to the boundary with wrought iron gating. A block paved path leads to the recess porch.

### Ground Floor

#### Entrance Hall

Upvc double glazed door, central heating radiator and under stairs storage.

#### Lounge

11'6" x 11'3" (3.53m x 3.45m )

Upvc double glazed window to the front elevation and gas fire with marbled inset and hearth.

#### Dining Area

14'6" x 13'1" (4.42m x 4.01m )

Upvc double glazed French doors leading to the rear external, Upvc double glazed window to the side elevation, gas fire with marbled inset and hearth and two built in storage cupboards.

#### Kitchen

11'3" x 7'8" (3.45m x 2.34m )

Upvc double glazed door leading to the rear external, Upvc double glazed window to the side elevation, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap and oven with hob and hood above.

### First Floor

#### Landing

Leading to:

### Bedroom One

13'5" x 11'3" (4.09m x 3.43m )

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

### Bedroom Two

10'7" x 8'3" (3.25m x 2.54m )

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

### Bedroom Three

7'4" x 5'8" (2.26m x 1.73m )

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

### Bathroom

8'7" x 7'4" (2.64m x 2.26m )

Upvc double glazed window to the rear elevation, central heating radiator, fully tiled and fitted with a four piece suite comprising panelled bath with mixer taps, walk in shower enclosure with mixer shower, vanity sink with mixer taps and low flush W.C.

### Rear External

Externally to the rear of the property there is a large garden, mainly laid to lawn and enjoying a paved patio seating area. A path leads to the rear tenfoot access and garaging.

### Tenure

The property is held under Freehold tenureship.

### Council Tax Band

Council Tax Band - B

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

### EPC Rating

EPC Rating - D

Tel: 01482 657657

### 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

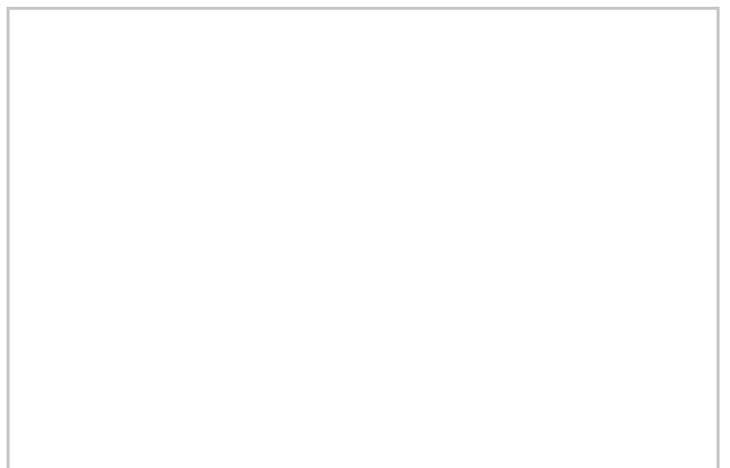
Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### 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.



## Road Map



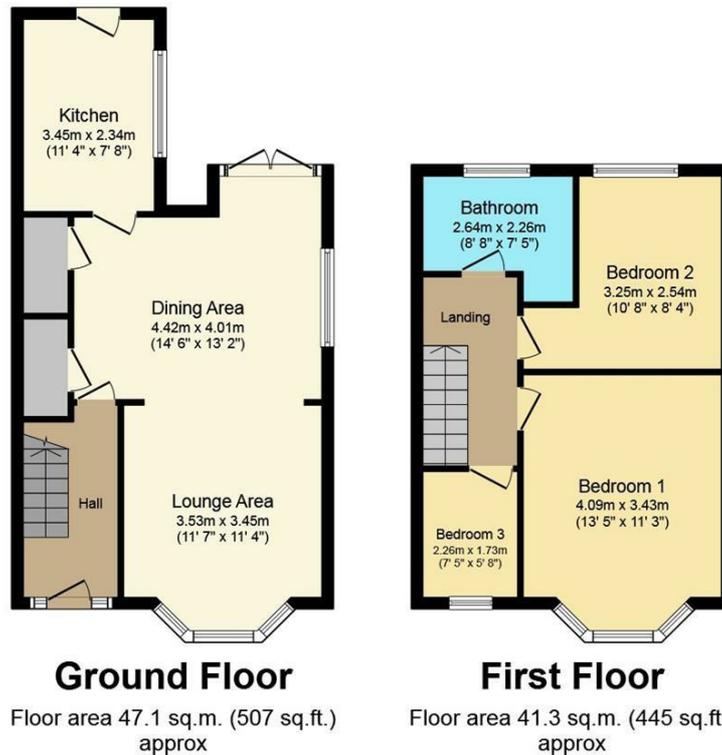
## Hybrid Map



## Terrain Map



## Floor Plan



Total floor area 88.4 sq.m. (951 sq.ft.) approx

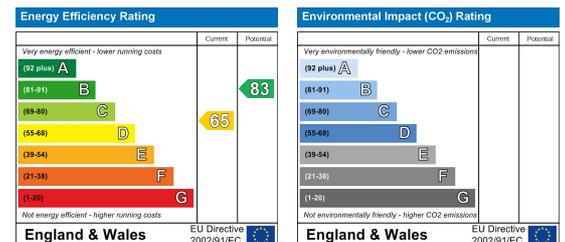
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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



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.