

# Whitakers

Estate Agents



## 159 Willerby Road, Hull, HU5 5HH

**£205,000**

Beautifully presented and substantially extended end of terrace family home, situated in close proximity to an abundance of local shopping and recreational facilities, schooling and excellent transportation links.

The accommodation, which is arranged over three storeys, briefly comprises: recessed porch, entrance hall, 'L' shaped lounge / dining room, and comprehensively fitted kitchen to the ground floor with three bedrooms - two of which are fitted, and a family bathroom to the first floor together with a further bedroom to the second floor.

There is a low maintenance foregarden and an enclosed rear garden with timber built garden store shed and access to the 10 foot beyond.

The property has gas fired central heating and Upvc double glazing. Council Tax Band 'B'.

An internal viewing is a must to fully appreciate the wealth of accommodation afforded by this superb property.

## The Accommodation Comprises

### Front External

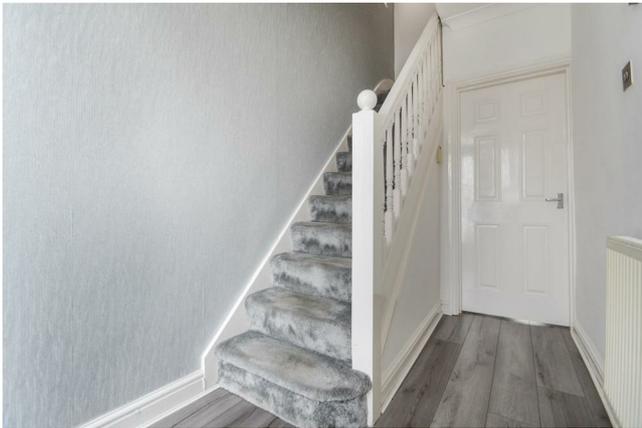


### Ground Floor

#### Recessed Porch

Having a ceramic tiled finish to the floor.

#### Entrance Hall



An external composite entrance door with a frosted double glazed panel insert and matching frosted double glazed Upvc side lights to either side leads into the entrance hall. Having a central heating radiator, coving to the ceiling, a grey wood effect laminate finish to the floor and where a flight of stairs lead to the first floor accommodation.

#### 'L' Shaped Lounge / Dining Room



Dining Room 17'2" (to 15'7") x 10'9" (5.24m (to 4.77m) x 3.29m)



Having a feature wall mounted coal effect electric fire,, a central heating radiator, a built-in under-stairs storage cupboard, coving to the ceiling, a grey wood effect laminate finish to the floor, a Upvc double glazed window to the side elevation and Upvc double glazed 'French' doors to the rear elevation leading onto the rear garden.

Lounge 11'3" x 10'11" (not including the bay window) (3.44m x 3.33m (not including the bay window))



The focal point of the room being the feature log effect gas fireplace which is recessed into the chimney breast. There is a central heating radiator, coving to the ceiling, a grey wood effect laminate finish to the floor and a Upvc double glazed bay window to the front elevation.

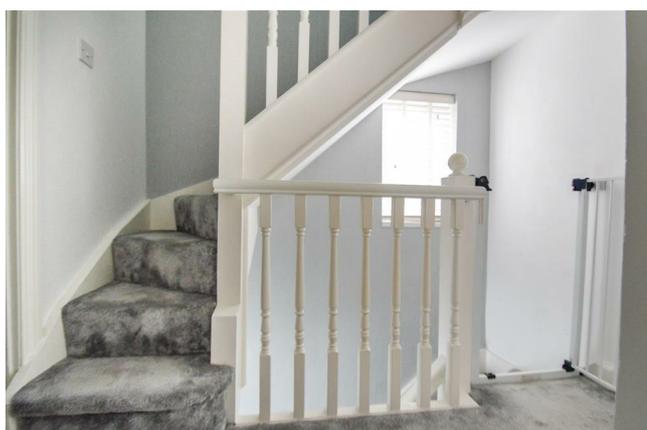
Kitchen 15'11" x 7'8" (4.87m x 2.34m)



Being fitted with a comprehensive range of units in a cream finish with brushed steel effect fittings comprising: wall mounted eye-level units, glazed display cabinets, wine rack, drawers and base units with a complementary fitted wood effect worksurface over incorporating a composite one and a half bowl sink and drainer unit with mixer tap over. There is an integrated 'Rangemaster' electric double oven, a 'Rangemaster' five ring gas hob with a curved glazed and stainless steel extractor canopy hood above. Having an integrated counter style fridge and separate counter style freezer, an integrated dishwasher, plumbing for an automatic washing machine, a Upvc double glazed window to the rear elevation, a Upvc entrance door with a frosted double glazed panel insert to the side elevation, a tiled splashback finish to the walls and a ceramic tiled finish to the floor.

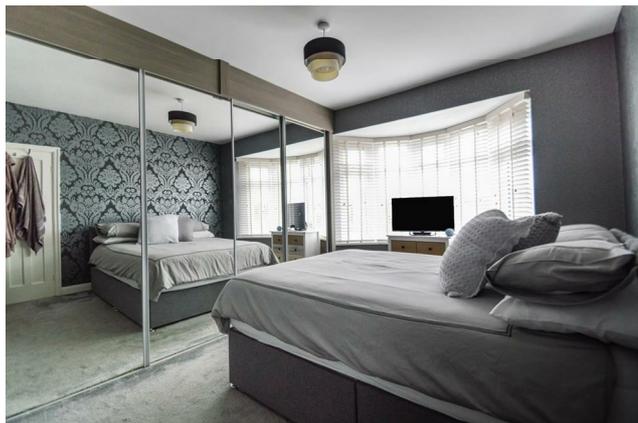
#### First Floor Accommodation

#### Landing



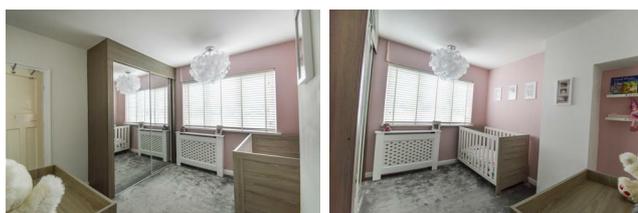
Having a Upvc double glazed window to the side elevation, and where a flight of stairs lead to the second floor fourth bedroom.

Bedroom One 13'1" (into bay window to 10'11") x 9'3" (to front (4.01m (into bay window to 3.34m) x 2.83m (to front)



Having fitted wardrobes with mirror fronted sliding doors, a central heating radiator and a Upvc double glazed bay window to the front elevation.

Bedroom Two 10'10" x 8'3" (to front of wardrobes) (3.31m x 2.52m (to front of wardrobes))



Having fitted wardrobes with mirror fronted sliding doors and housing the boiler, a central heating radiator and a Upvc double glazed window to the rear elevation.

Bedroom Three 7'8" x 6'6" (2.35m x 2.00m)



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

## Bathroom



Being fitted with a white three piece suite comprising: panelled with with integrated storage cupboard, mixer tap, 'Triton T80' shower over, and a glazed side screen, a pedestal wash basin with mixer tap and a low level W.C. suite with push flush. There is a chrome effect curved ladder style radiator, an obscured double glazed Upvc window to the front elevation, a fully tiled finish to the walls, a wood effect laminate finish to the floor and recessed spotlighting to the ceiling.

## Second Floor Accommodation

Bedroom Four 12'6" x 11'11" (to 11'10") (3.82m x 3.65m (to 3.63m))



Having a central heating radiator, built-in storage cupboards to the eaves, recessed spotlighting to the ceiling, a double glazed 'Velux' style window to the front elevation and a Upvc double glazed window to the rear elevation.

## External



To the front of the property there is a low maintenance garden which is laid to paving and decorative aggregates. A gated pathway to the

side of the property leads to the enclosed rear garden which has paved patio seating areas and an area laid to artificial lawn together with a side border laid to decorative aggregates. There is a timber built garden store shed, an outside cold water tap and lighting. The garden is bounded by timber fencing and a gate to the rear boundary leads to the 10 foot beyond.

## Tenure

The Tenure of this property is Freehold.

## Council Tax Band

Council Tax Band 'B'.

Local Authority - Kingston-upon-Hull.

## 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.

## 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.

## 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.

## 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.

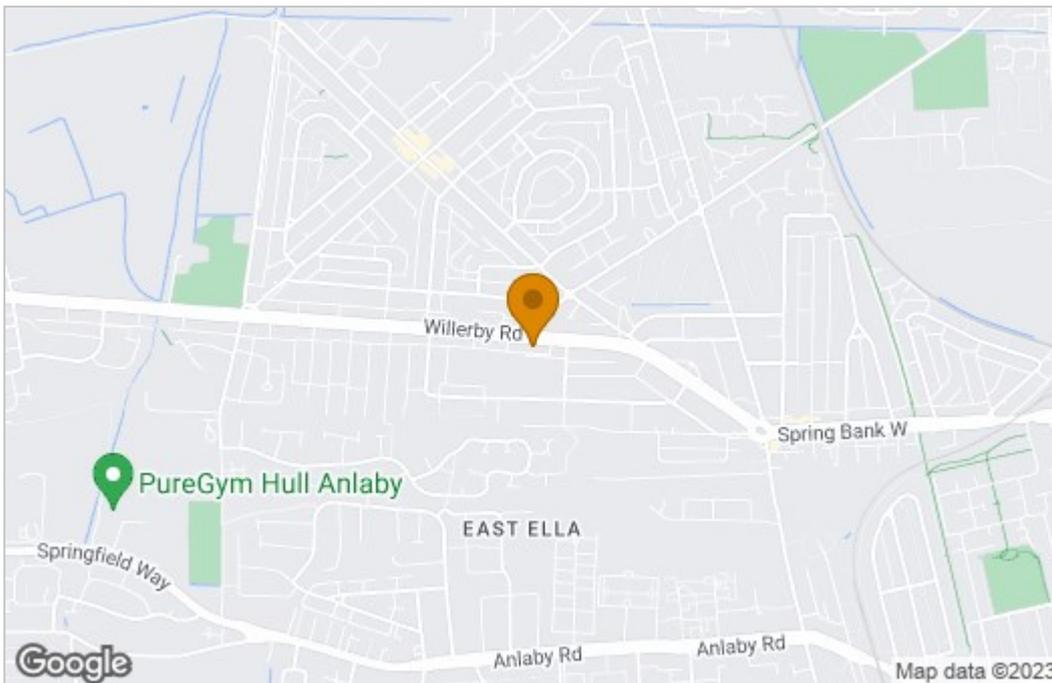
# Floor Plan



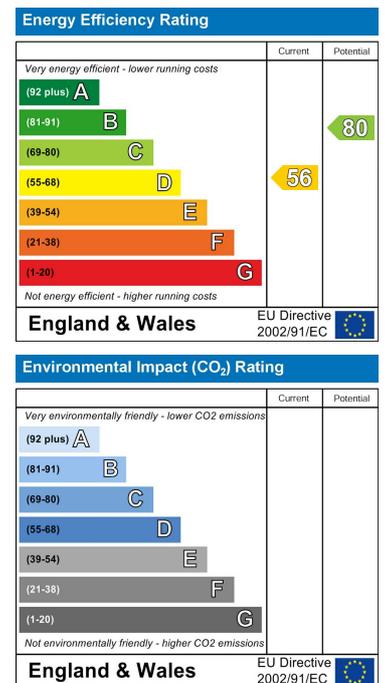
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

# Area Map



# 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.