

# Whitakers

Estate Agents



**170 Willerby Road, Hull, HU5 5JW**

**Offers In Excess Of £150,000**

No Onward Chain!

This well presented three bed property is offered to the market with no onward chain, situated in a sought after residential location, well placed to access a host of amenities and benefits from good local schools close by making this an obvious choice for families.

The main features include - entrance, front lounge, open plan full width dining room with patio doors that lead out to the garden, fitted kitchen with useful utility and W/C located just off.

The first floor boasts three good bedrooms together with the well appointed family bathroom suite.

Externally to the front of the property is a walled low maintenance garden which is mainly laid to lawn. The rear garden is again mainly laid to lawn with a paved patio seating area and garage.

This property should suit a wide range of buyers, affordable enough to make a great first step onto the ladder, large enough to accommodate families and also would make a great Buy To Let investment for any landlords looking to increase their portfolio.

Early viewings advised.

## The Accommodation Comprises

### Ground Floor

#### Entrance

With laminate flooring, central heating radiator, under stairs storage cupboard and Upvc double glazed door and side windows.

#### Lounge 12'0 x 11'5 (3.66m x 3.48m)



With laminate flooring, Upvc double glazed bay window and central heating radiator. Decorative focal point with wooden surround.

#### Dining Room 17'1 x 9'9 (5.21m x 2.97m)



Laminate flooring, central heating radiator and patio doors that open out to the garden.

#### Kitchen 10'2 x 8'3 (3.10m x 2.51m)



Floor and eye level units with complimentary work surfaces and splash back tiling above. Oven, Hob and Hood, sink with mixer tap and under plinth heating. Upvc double glazed window.

#### Utility 5'2 x 5'1 (1.57m x 1.55m)

Central heating radiator, Upvc double glazed window and door. Plumbed for a washing machine.

#### W.C

Low flush toilet with wash basin and Upvc double glazed window.

### First Floor

#### Landing

With loft hatch

#### Bedroom One 11'4 x 10'5" (3.45m x 3.18m)



Upvc double glazed bay window and central heating radiator

## Bedroom Two 10'7 x 10'6 (3.23m x 3.20m)



Upvc double glazed window and central heating radiator.

## Bedroom Three 7'4 x 6'1 (2.24m x 1.85m)



Upvc double glazed window and central heating radiator.

## Bathroom 7'7 x 5'9 (2.31m x 1.75m)



Panelled bath with mixer shower, low flush toilet and pedestal sink, part tiled walls, Upvc double glazed window and part tiled walls.

## External



Walled low maintenance front garden mainly laid to lawn, the rear garden is mainly laid to lawn with a paved seating area and garage.

### Council Tax

City Of Kingston Upon Hull

Council Tax Band - B

### EPC

EPC Rating - E

### 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.

### Material Information

Construction - standard

Conservation Area - n/a

Flood Risk - low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Basic 12 Mbps Ultrafast 1000 Mbps

Coastal Erosion - n/a

Coalfield or Mining Area - n/a

#### 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.

#### Tenureship

The tenureship is Freehold

#### Front External

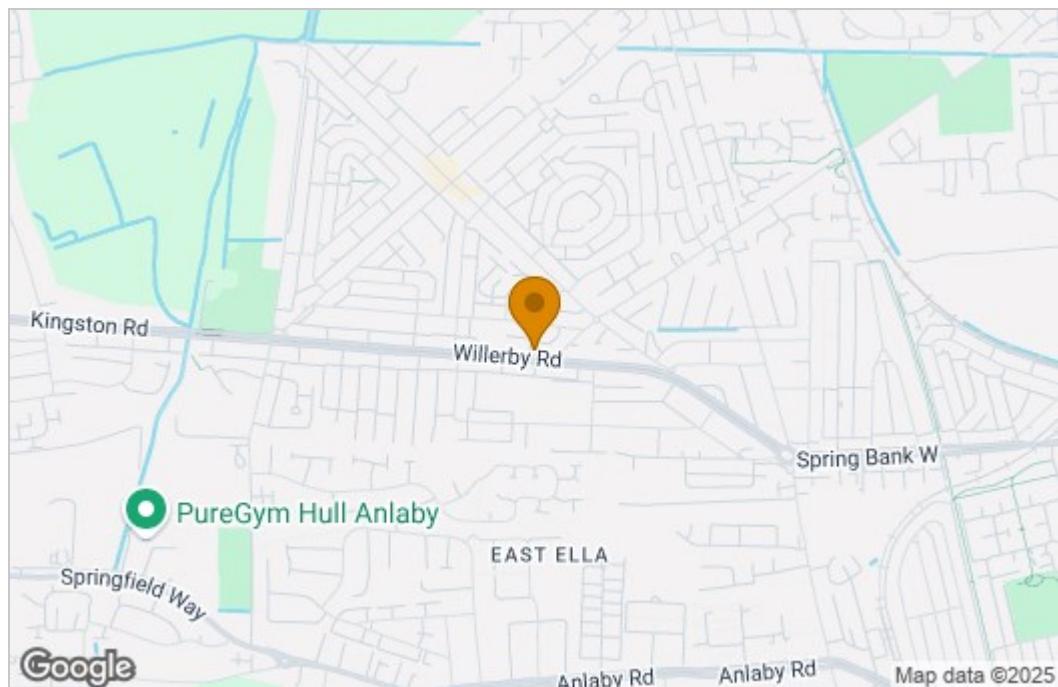


## Floor Plan

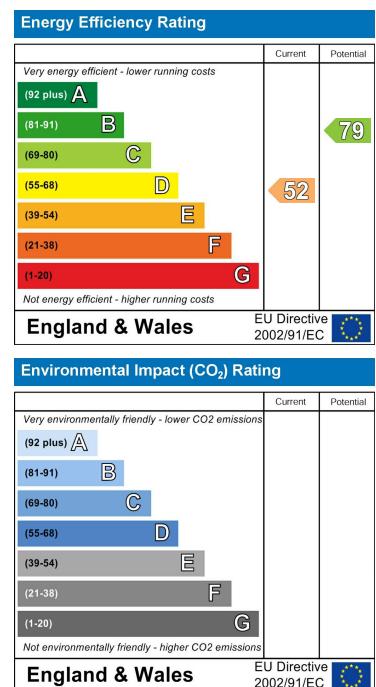


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.