

# Whitakers

Estate Agents



## 53 Derrymore Road, Willerby, HU10 6ET

**Offers Over £285,000**

This modern detached property is situated in a sought after residential location on Derrymore Road in the Village of Willerby. Being set back from the road and not immediately overlooked to the rear, the property affords a pleasant degree of privacy.

Having been updated and improved by the present owners to include a stunning contemporary fitted dining kitchen and well appointed modern fitted bathroom suite. The well presented living accommodation briefly comprises: entrance hall, lounge, dining kitchen and conservatory to the ground floor with three bedrooms and well appointed bathroom to the first floor.

To the front there is a private driveway providing off street parking for several vehicles leading to a further paved fore garden and detached garage. The rear South Westerly facing garden is established with mature planting, lawn and patio areas.

An early internal inspection is highly recommended.

## Description

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The accommodation comprises:

### Front external



### Entrance hall



Upvc double glazed entrance door with Upvc double glazed windows to each side, central heating radiator, ceramic tiled flooring, under stairs storage cupboard and staircase to landing off.

### Lounge 13'5" x 11'1" (4.10 x 3.40)



Upvc double glazed window, central heating radiator, access from the hallway and double doors leading to:

### Dining kitchen 17'7" x 10'11" (5.38 x 3.33)



Upvc double glazed window, double glazed patio doors leading to the conservatory, central heating radiator, ceramic tiled flooring and fitted with a range of white gloss style units including base wall and drawer units with fitted work surfaces and splash backs, stainless steel one and a half bowled single drainer sink unit with a mixer tap, a range of integrated appliances including a split level oven and hob with a cooker hood over, washing machine, dish washer and fridge freezer.

### Conservatory 13'7" x 6'10" (4.16 x 2.10)



Upvc double glazed windows, double doors leading to the garden and a side entrance door, laminate flooring.

## Landing



Upvc double glazed window and access to the roof void.

Bedroom 1 13'3" x 10'0" (4.06 x 3.06)



Upvc double glazed window and central heating radiator.

Bedroom 2 11'2" x 10'2" (3.41 x 3.12)



Upvc double glazed window, central heating radiator and a storage cupboard.

## Bedroom 3 10'0" x 7'4" (3.06 x 2.24 maximum)



Upvc double glazed window, central heating radiator and an airing cupboard housing the gas central heating boiler.

## Bathroom



Upvc double glazed window, central heating radiator, partially tiled and fitted with a three piece suite comprising panelled bath with a mixer shower and shower screen, vanity wash basin and a low flush WC, down lighters and tiled flooring.

## Gardens



The property is set well back from the road with a deep verge and pull off which leads to the front of

the property which is paved providing additional off street parking and a side driveway. At the rear of the property there is a South Westerly facing large well stocked garden split into different planting area's and with a patio and lawn.

#### Garage

Single brick built garage with an up and over door and a rear access door.

#### 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.

#### 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.

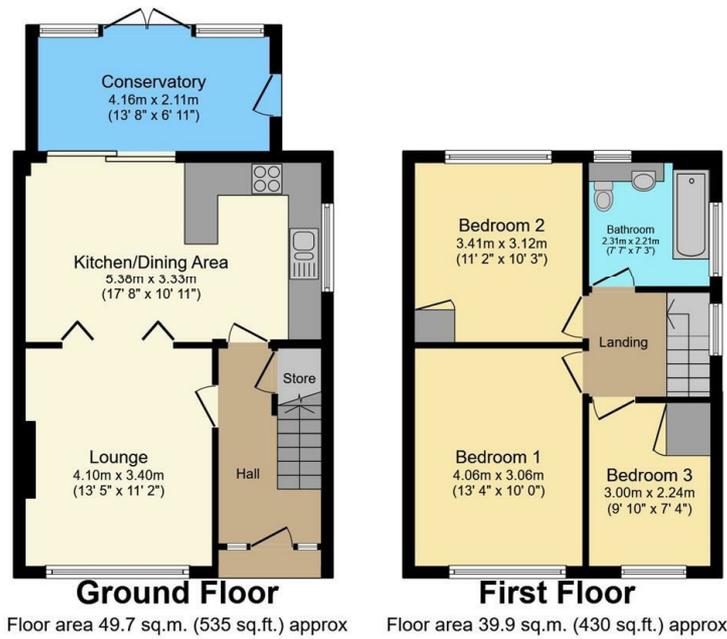
#### Agents Notes

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.

#### 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

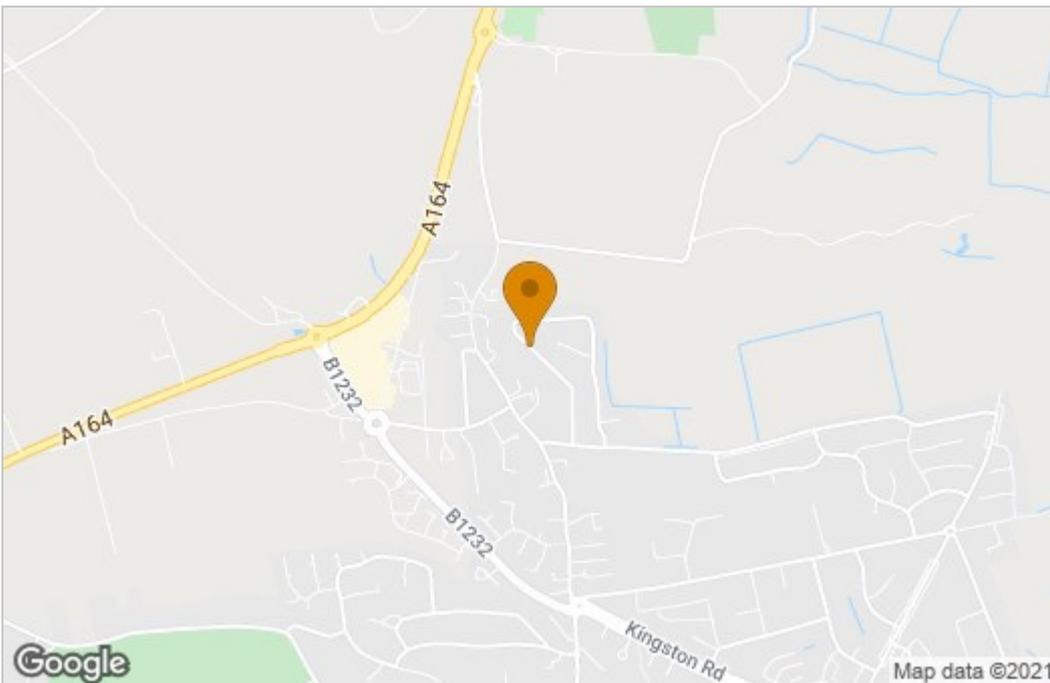


Total floor area 89.6 sq.m. (965 sq.ft.) approx

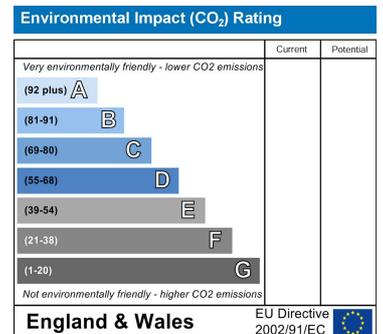
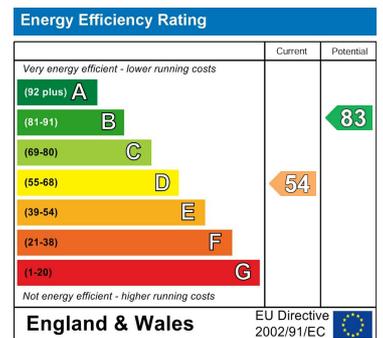
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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# Area Map



# Energy Efficiency Graph



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