

# Whitakers

Estate Agents



## 335 Willerby Road, Hull, HU5 5HT

**£160,000**

No Onward Chain!

This extended three bed property is offered to the market with no onward chain, altered and enhanced from its original design, this traditional property would make an ideal family home situated close to great schools and enjoys a host of local amenities close by.

The property would benefit from some minor cosmetic improvement, however priced to reflect the work needed, and gives any buyer the chance to put their own mark on the property without paying a huge premium.

The main features include - entrance, 22' L shaped open plan lounge / diner, and kitchen / diner with French doors that open out to the garden. The first floor boasts three good bedrooms (beds one and two both fitted) together with the family bathroom suite.

Externally to the front of the property is a walled low maintenance garden, the rear garden is southerly in orientation, with a patio seating area to enjoy the sun and the rest is laid to lawn with garage.

Early viewings are advised.

## The Accommodation Comprises

### Ground Floor

#### Entrance

Upvc double glazed front door.

#### Hallway

Laminate flooring, under stairs store and central heating radiator.

Lounge / Diner 22'04 max x 15'07 max (6.81m max x 4.75m max)



With laminate flooring, two central heating radiators and Upvc double glazed bay window to the front aspect. Wooden French doors leading to the Kitchen / Diner.

Kitchen / Diner 13'3 max x 14'5 max (4.04m max x 4.39m max)



L shaped Kitchen / Diner with a host of floor and eye level units and complimentary work surfaces and splash back tiling above. Upvc double glazed window, door and French doors leading to the garden. Oven / Hob and Sink with drainer and mixer tap.

### First Floor

#### Landing

Loft hatch

Bedroom One 11'11 x 7'09 tfw (3.63m x 2.36m tfw)



With a range of fitted wardrobes, central heating radiator and Upvc double glazed window.

Bedroom Two 10'0 x 8'06 tbw (3.05m x 2.59m tbw)



With a range of fitted wardrobes, central heating radiator and Upvc double glazed window.

Bedroom Three 8'07 x 5'06 (2.62m x 1.68m)



With central heating radiator and Upvc double glazed window.

Bathroom 5'8 x 6'7 (1.73m x 2.01m)



With a panelled bath, low flush toilet and pedestal sink. Upvc double glazed window, central heating radiator and part tiled.

External



Walled low maintenance front garden, the rear garden is enclosed again low maintenance with patio, lawn and garage.

Council Tax

Council Tax band A

Local Authority - Kingston Upon Hull

EPC

EPC rating - TBC

Tenure

This property is Freehold.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

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

Broadband - Basic 9 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.

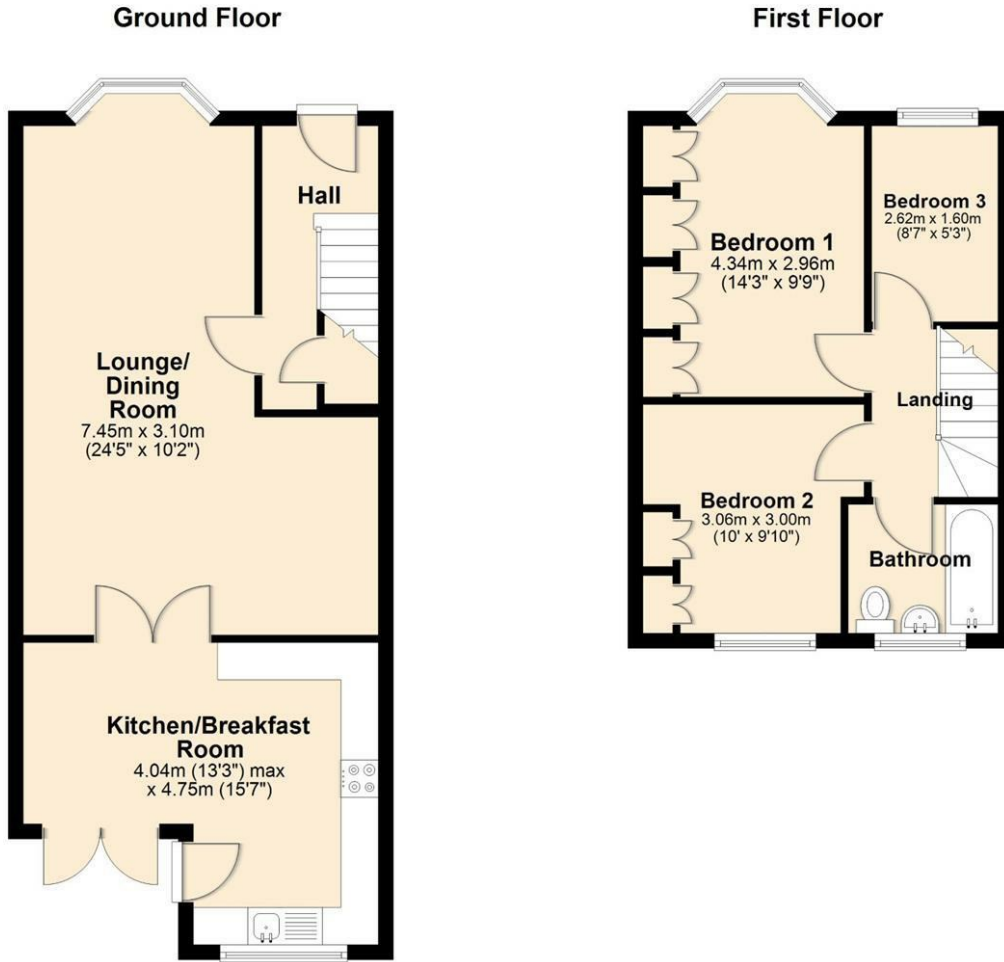
Free Market Appraisals / Valuations

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

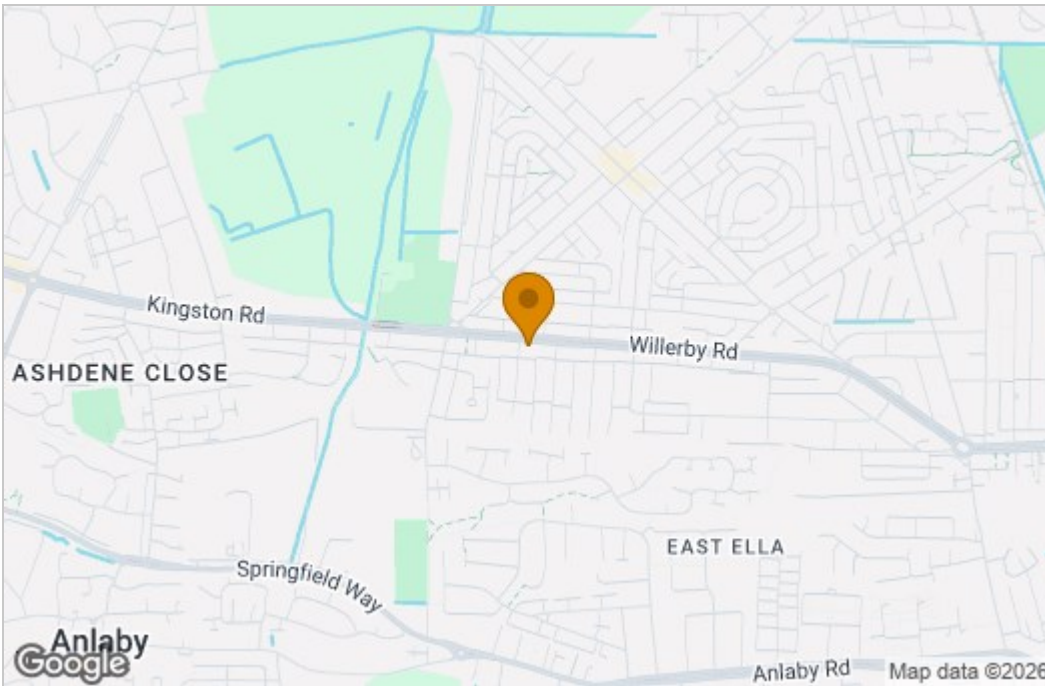
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# Floor Plan



Total area: approx. 80.8 sq. metres (870.2 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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