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Matthew  
**Limb**  
MOVING HOME



*50 Willerby Road, Hull, East Yorkshire, HU5 5JL*

- 📍 Bay Fronted Terrace
- 📍 3 Good Bedrooms
- 📍 Modern Dining Kitchen
- 📍 Council Tax Band = A
- 📍 Double Glazing/Central Heating
- 📍 Rear Garden
- 📍 No Chain Involved
- 📍 Freehold/EPC = C

*Guide Price £125,000*

## INTRODUCTION

This bay fronted terrace house is ready to move straight into. There is no chain involved therefore a quick completion should be possible. With its first floor extending over a passage, there are 3 good sized bedrooms. The living accommodation includes a lounge and a modern dining kitchen. Gas fired central heating to radiators and uPVC double glazing are installed. To the rear lies a garden with fenced boundaries. To the front, the property overlooks a green area being set back from Willerby Road and there are parking spaces available.

## LOCATION

The property is located in an attractive position, set just off Willerby Road looking over a green area, close to its junction with Spring Bank West. The property is therefore well placed for local schools, shops and amenities. Willerby Road is also on a main bus route to and from Hull City Centre.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

A spacious hallway with stairs leading off.

### LOUNGE

10'9" x 9'10" approx (3.28m x 3.00m approx)  
Plus bay window to front elevation, electric fire to wall. A wide opening gives access through to the dining kitchen.



### *DINING KITCHEN*

17'9" x 14'5" approx (5.41m x 4.39m approx)

This room stretched across the rear of the house and has a window and double doors leading out to the garden. The kitchen has a range of fitted base and wall mounted units with integrated oven, hob and hood. There is a one and a half sink and drainer and plumbing for an automatic washing machine.



### *FIRST FLOOR*

#### *LANDING*

With two very useful storage cupboards off.

### *BEDROOM 1*

13'4" x 12'2" approx (4.06m x 3.71m approx)  
Plus bay window to front elevation which overlooks the green area.



### *BEDROOM 2*

12'3" x 9'1" approx (3.73m x 2.77m approx)  
Window to rear.



### *BEDROOM 3*

8'5" x 8'4" approx (2.57m x 2.54m approx)  
Window to front elevation.



### *BATHROOM*

With suite comprising low level W.C., pedestal wash hand basin, panelled bath, shower cubicle, heated towel rail.



### *OUTSIDE*

There is a garden area to the front with a path leading up to the entrance door. The rear garden is mainly lawned and has fencing to the boundaries.



### *TENURE*

Freehold

### *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

### *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

### *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

### AGENTS NOTE

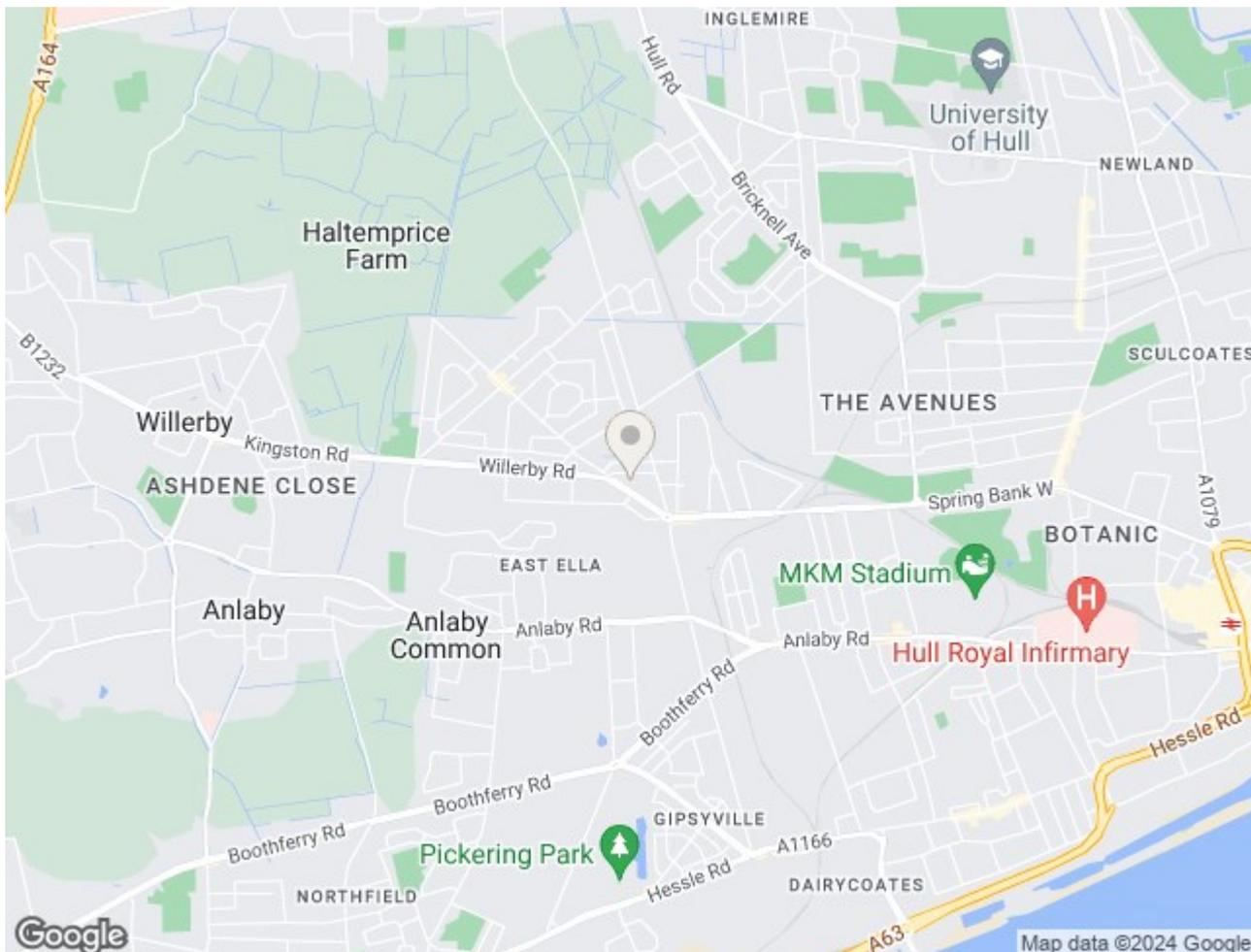
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

### PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

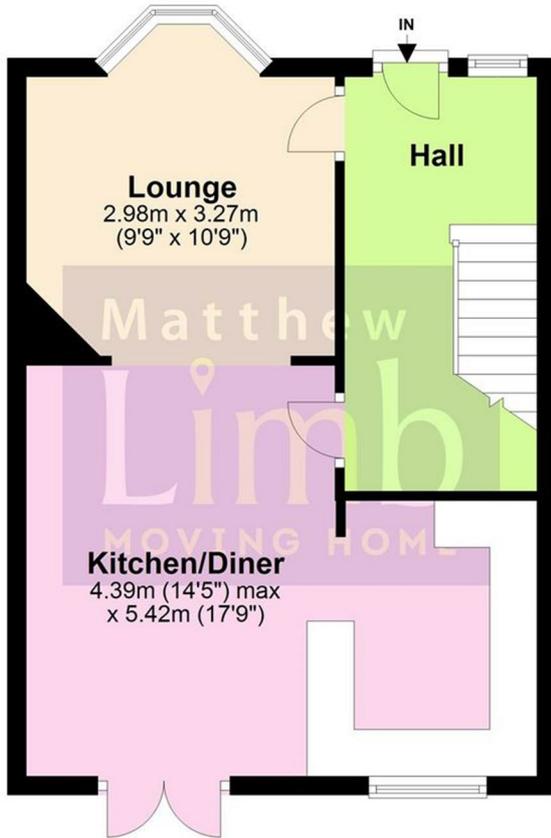
### VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



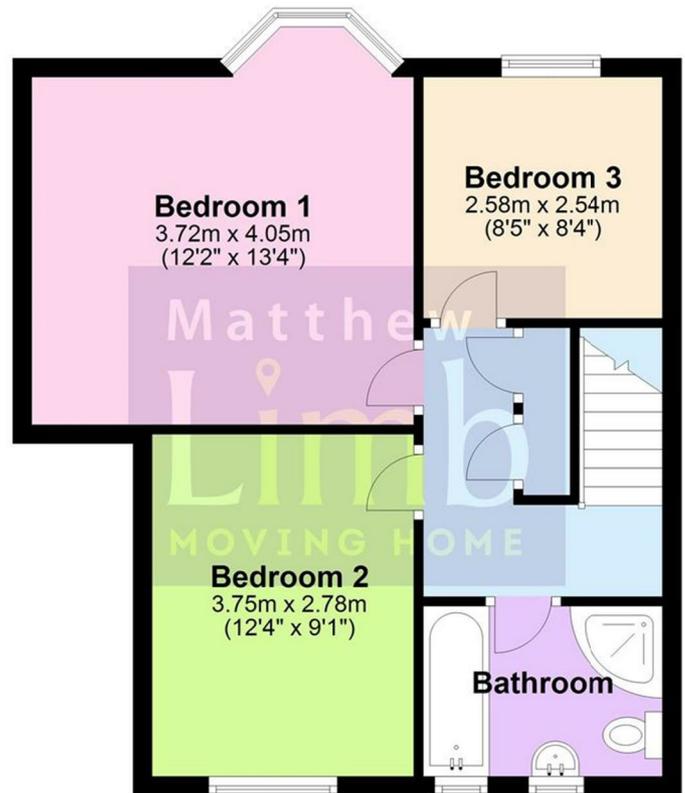
### Ground Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



### First Floor

Approx. 45.4 sq. metres (488.5 sq. feet)



Total area: approx. 86.0 sq. metres (925.7 sq. feet)

