



SYMONDS + GREENHAM

Estate and Letting Agents



340 Willerby Road, Hull, Yorkshire HU5 5JT

Offers in the region of £145,000

SPACIOUS TWO BED END TERRACED - POPULAR HU5 LOCATION - OPEN PLAN LIVING - FRONT DRIVE FOR MULTIPLE VEHICLES - CLOSE TO AMENITIES - GOOD SIZED REAR GARDEN

This charming two bedroom end terraced property on Willerby Road is situated in the popular HU5 location, offering a convenient lifestyle with excellent access to local amenities and regular bus routes. Perfect for first time buyers, small families, or investors, the property boasts an inviting open plan layout and spacious living areas.

The ground floor comprises an entrance hall leading into a bright and airy open plan living and dining area, perfect for relaxing or entertaining. The large kitchen provides plenty of workspace and storage, making it a functional and stylish hub for family life. Upstairs, there are two generously sized double bedrooms and a well appointed bathroom.

Externally, the property benefits from off street parking on the front drive, while the rear offers a good sized garden, ideal for outdoor activities or creating a tranquil space to unwind. With its desirable location and versatile living space, this property is a fantastic opportunity for those seeking a home in a well connected area.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...

LOUNGE

12'1 x 11'9 max (3.68m x 3.58m max)

a spacious living room with bay window

DINING ROOM

14'11 x 9'10 max (4.55m x 3.00m max)

adjoining the lounge, with under stairs storage cupboard and door to...

KITCHEN

14'0 x 7'5 max (4.27m x 2.26m max)

a previously extended kitchen with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with five ring gas hob and overhead extractor fan, space for fridge freezer, plumbing for washing machine and door to rear garden

FIRST FLOOR

LANDING

BEDROOM 1

12'1 x 11'9 max (3.68m x 3.58m max)

a spacious primary bedroom with bay window and large fitted cupboard

BEDROOM 2

9'11 x 8'10 max (3.02m x 2.69m max)

another good sized double bedroom with fitted cupboard

BATHROOM

with low level w/c, floating sink basin, heated towel rail and tiled bath with overhead shower attachment

OUTSIDE

a low maintenance rear garden mainly paved with lawn area, enclosed by timber fencing with gated access to ten foot

PARKING

the property boasts a front drive, providing off street parking for multiple vehicles

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band D.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

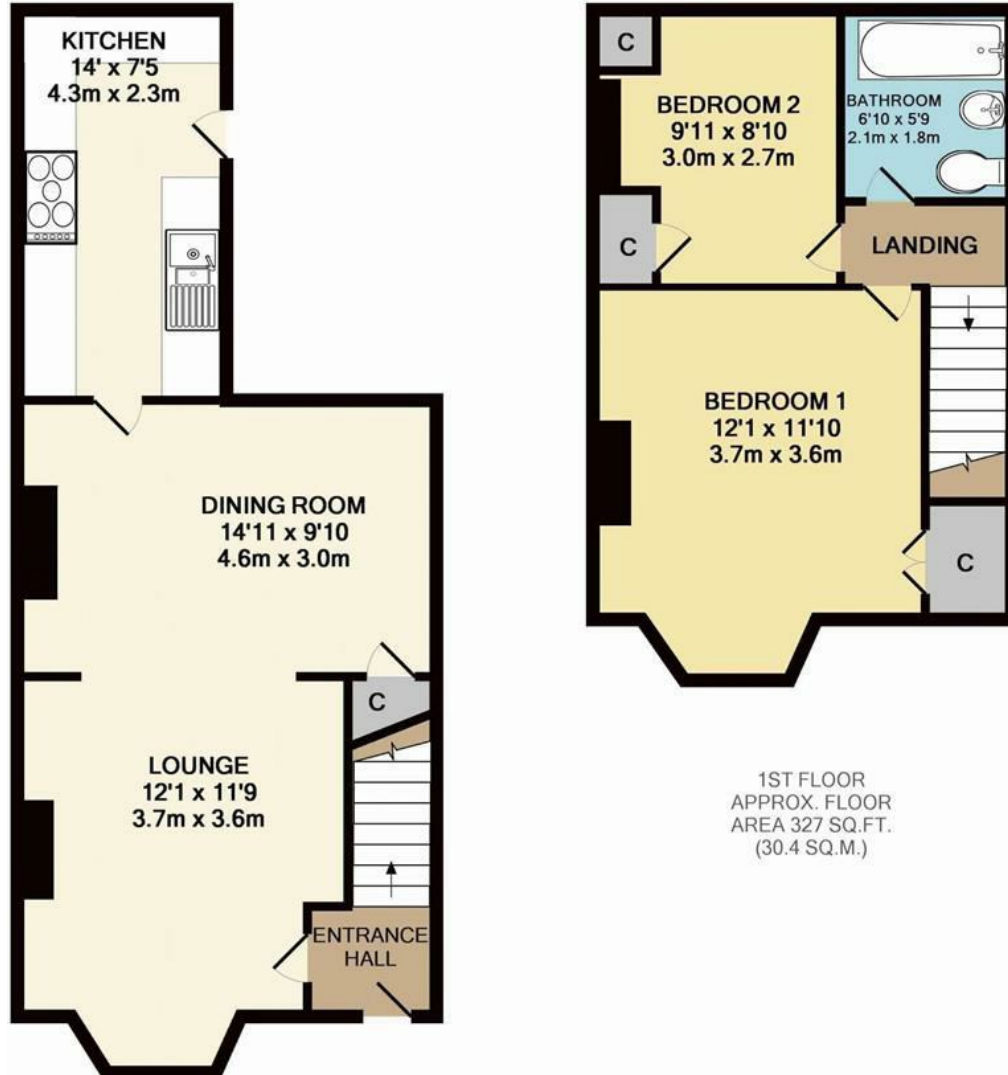
TENURE

Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.1 SQ.M.)

340 WILLERBY ROAD HU5 5JT
TOTAL APPROX. FLOOR AREA 758 SQ.FT. (70.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			59
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	