



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **24 Willerby Road, Hull, HU5 5JL**

### **£150,000**

POPULAR LOCATION - THREE BED SEMI - HUGE REAR GARDEN - OFF STREET PARKING - CLOSE TO AMENITIES

Nestled on Willerby Road, this 3 bedroom semi detached property offers an ideal location, providing easy access to local amenities and excellent transport links.

As you step inside, you are greeted by an inviting entrance hall that leads you into the spacious living room, offering a comfortable space for relaxation and entertainment. The ground floor also features a well equipped kitchen and a conveniently located bathroom.

Upstairs, the first floor accommodates three generously sized bedrooms, providing ample space for rest and privacy for the whole family.

Outside, the property boasts a large rear garden, offering plenty of outdoor space for various activities and relaxation. Additionally, the front drive provides off-street parking, adding convenience for residents and visitors alike.

With its prime location and comfortable living spaces, this semi detached property on Willerby Road presents an excellent opportunity for prospective buyers. Contact us today to arrange a viewing and discover all that this home has to offer!

## GROUND FLOOR

### ENTRANCE HALL

### LOUNGE

12'7 x 11'7 max (3.84m x 3.53m max)

a good sized living room with electric fire



### KITCHEN

115 x 9'7 max (35.05m x 2.92m max)

with a range of eye and base level units with complementing work surfaces, space for oven, extractor fan, space for under counter fridge and freezer, plumbing for washing machine and space for tumble dryer



### BATHROOM

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



## FIRST FLOOR

### BEDROOM 1

12'6 x 11'6 max (3.81m x 3.51m max)

a spacious primary bedroom with fitted wardrobes



### BEDROOM 2

10'9 x 8'5 max (3.28m x 2.57m max)

another good sized double bedroom



### BEDROOM 3

9'9 x 6'6 max (2.97m x 1.98m max)



### OUTSIDE

a generous rear garden mainly laid to lawn with paved patio and raised decking, enclosed by timber fencing



### 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 A.

### 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.

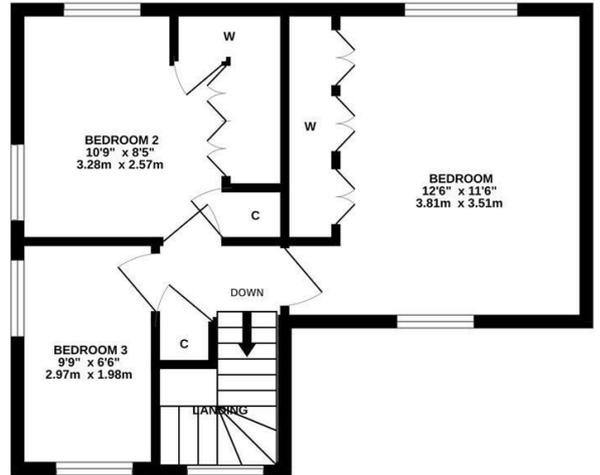
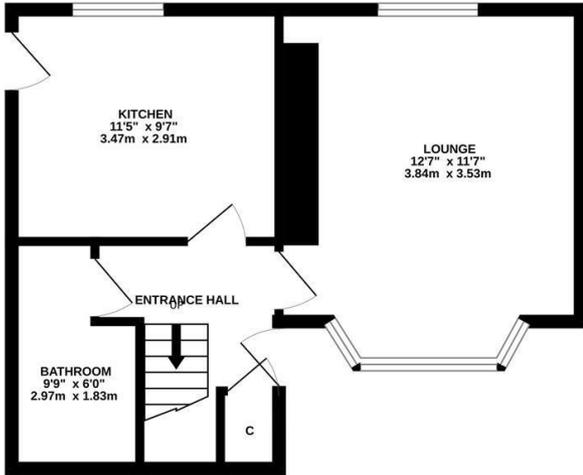
If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

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

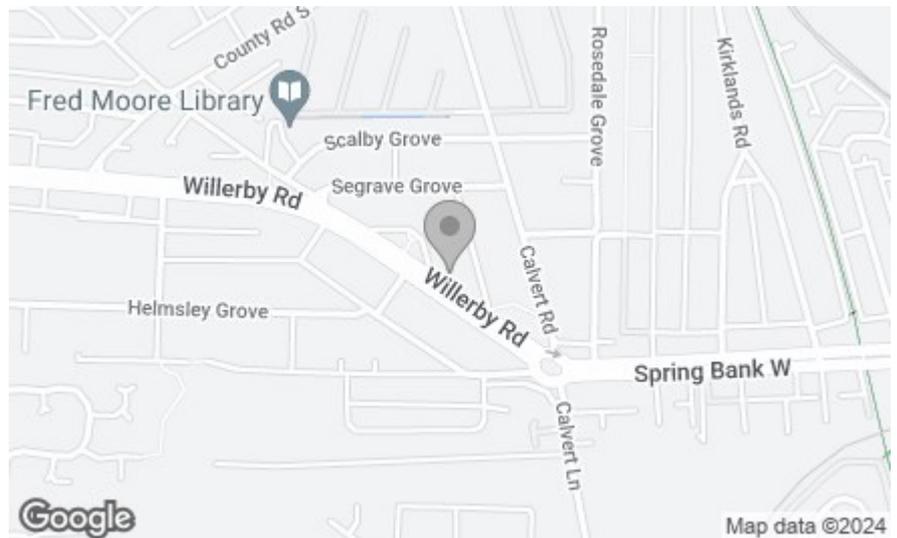
**GROUND FLOOR**  
376 sq.ft. (34.9 sq.m.) approx.

**1ST FLOOR**  
375 sq.ft. (34.8 sq.m.) approx.



**TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	
(82 plus) <b>A</b>	
(81-81) <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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 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	
England & Wales	EU Directive 2002/91/EC