

# Whitakers

Estate Agents



## 240 Willerby Road, Hull, HU5 5JR

**£199,950**

Whitakers Estate Agents are pleased to introduce this greatly extended traditional mid-terrace family home, ideally situated to take advantage of close proximity to a range of local amenities and transport links that provide multiple routes to Hull city centre and the surrounding villages.

Externally to the front approach, there is an enclosed lawned garden enhanced with decorative planting.

Upon entry, the resident is greeted by a welcoming hallway that opens into a spacious dining room with an open-plan aspect to the fitted kitchen extension, and a bay-fronted lounge with log burner.

A fixed staircase rises to the first floor which boasts two double bedrooms, both served by a bathroom furnished with a three-piece suite.

The original third bedroom has been converted into a lobby area with stairs rising to the loft room, which has been converted in accordance with regulations and is now utilised as the third bedroom.

French doors from the kitchen open onto the rear garden which is partly laid to lawn with well-stocked borders, and complemented by patio seating areas. A path leads to a detached garage, and a gate in the boundary fencing opens onto the vehicle-accessible ten-foot.

The accommodation comprises

Front external



Externally to the front approach, there is an enclosed lawned garden enhanced with decorative planting.

Ground floor

Hallway

UPVC double glazed door with stained glass windows, central heating radiator, and laminate flooring. Leading to :

Dining room 10'4" x 17'1" (3.15 x 5.21 )



Wall mounted electric radiator, under stairs storage cupboard, and carpeted flooring.

Lounge 14'11" x 11'2" (4.57 x 3.42 )



UPVC double glazed bay window, central heating radiator, log burner with marbled inset / hearth and surround, fitted storage cupboards, and carpeted flooring.

Kitchen / breakfast room 11'7" x 16'4" (3.55 x 4.98 )



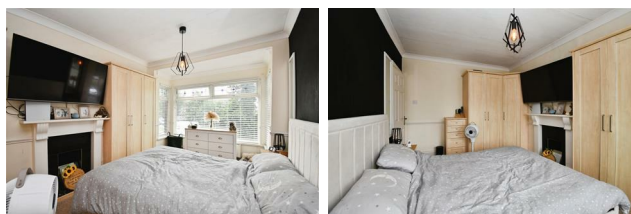
UPVC double glazed French doors and window, central heating radiator, breakfast island with integrated storage, and tile effect laminate flooring. Fitted with a range of floor and eye level units, worktop with splashback upstand above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker with extractor hood above.

First floor

Landing

Carpeted flooring, and leading to :

Bedroom one 15'1" x 10'8" (4.60 x 3.27 )



UPVC double glazed bay window, central heating radiator, feature fireplace, fitted wardrobes and drawers, and carpeted flooring.

Bedroom two 10'5" x 8'11" (3.20 x 2.74 )



UPVC double glazed window, central heating radiator, fitted cupboard, and carpeted flooring.

Lobby

UPVC double glazed window, central heating radiator, and carpeted flooring. Fixed staircase to the loft room.

## Bathroom



UPVC double faucet window, central heating radiator, and partly tiled to splashback areas with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap, and low flush W.C.

## Second floor

Bedroom three 13'1" x 15'9" (3.99 x 4.82 )



Roof style window, central heating radiator, fitted wardrobes and drawers, storage in the eaves, and carpeted flooring.

## Rear external



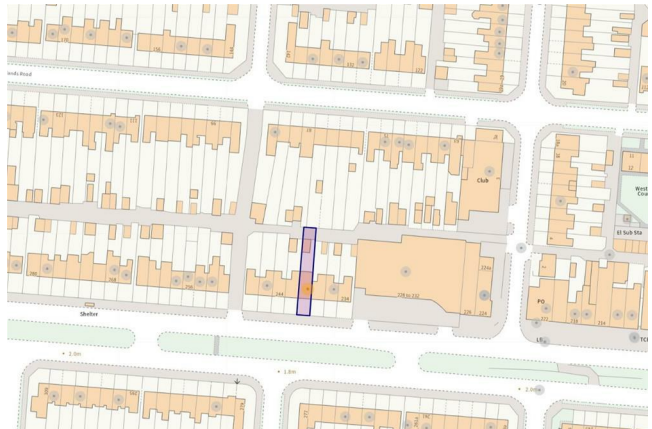
French doors from the kitchen open onto the rear garden which is partly laid to lawn with well-stocked borders, and complemented by patio seating areas. A path leads to a detached garage, and a gate in the boundary fencing opens onto the vehicle-accessible ten-foot.

## Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030300024008

Council Tax band - B

## EPC rating

EPC rating - D

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - High

Mobile Coverage / Signal - EE / Vodafone / Three

/ O2

Broadband - 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

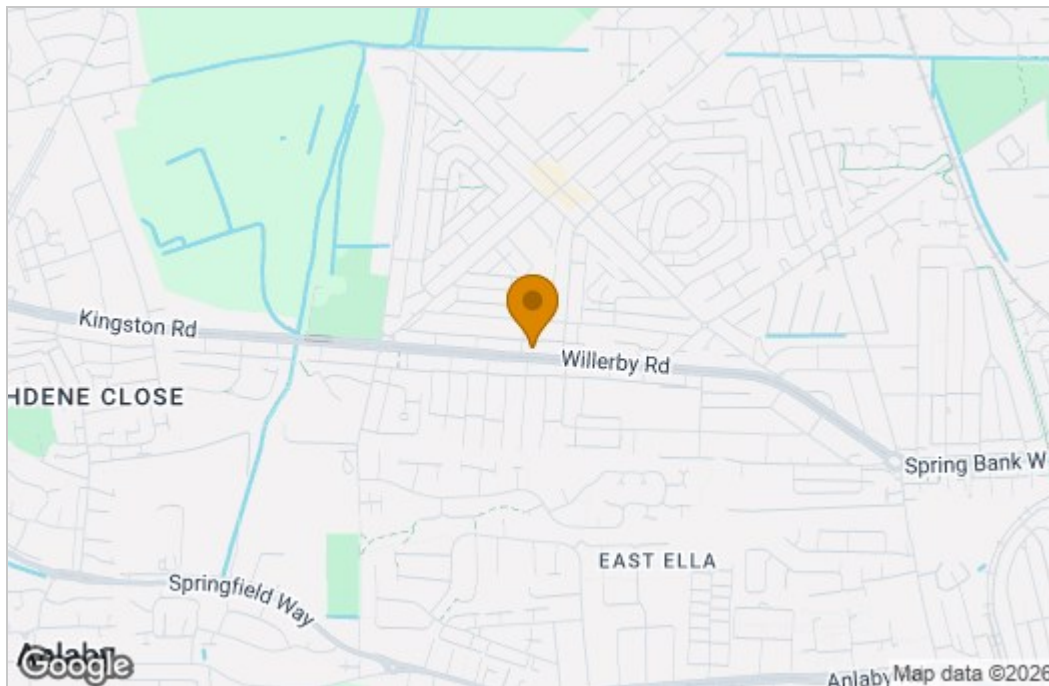
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

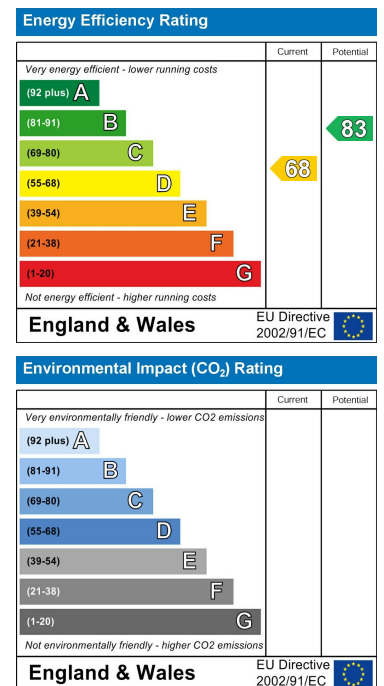


Total area: approx. 118.3 sq. metres (1273.0 sq. feet)

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.