



**Willerby Road, Hull HU5 5HY**

**Welcome to**

**Willerby Road, Hull**

GUIDE PRICE £150,000 - £160,000

Lovely Home On Willerby Road with - Entrance Hall, Open Plan Lounge & Dining Room, Fitted Kitchen, 3 Bedrooms, Wet Room, Gardens & Garage!  
Call now and book your viewing!



## Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

## Lounge

With double glazed bay window to the front, feature fireplace, radiator, television point, spot light points and coving to the ceiling.

## Dining Room

With radiator, spot light points, coving to the ceiling and understairs cupboard.

## Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, feature radiator, plumbing for an automatic washing machine, spot light points, coving to the ceiling, space for a fridge, space for a tumble dryer, double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

## First Floor

### Bedroom 1

With double glazed bay window to the front, radiator and fitted wardrobes.

### Bedroom 2

With double glazed window to the rear, radiator, coving to the ceiling, fitted wardrobes and cupboard housing central heating boiler.

### Bedroom 3

With double glazed window to the front, radiator and loft access.

### Wet Room

Wet Room with electric shower, low level wc, vanity wash hand basin, radiator, extractor fan and double glazed window to the rear.

## Outside

### Front Garden

With gravelled area, block paved path, wall and gate.

### Rear Garden

With paved patio area, lawned area, path, fencing and rear gate giving access to the tenfoot.

### Garage

Garage with side door and up and over door.

## Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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## Welcome to

### Willerby Road, Hull

- GUIDE PRICE £150,000 - £160,000
- Extended, 3 Bedroom Home On Willerby Road
- Open Lounge & Dining Room
- Wet Room Style Shower Room
- Garage

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

guide price

**£150,000 - £160,000**

### Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY111538 - 0002

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william h brown



**01482 653111**



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



**williamhbrown.co.uk**