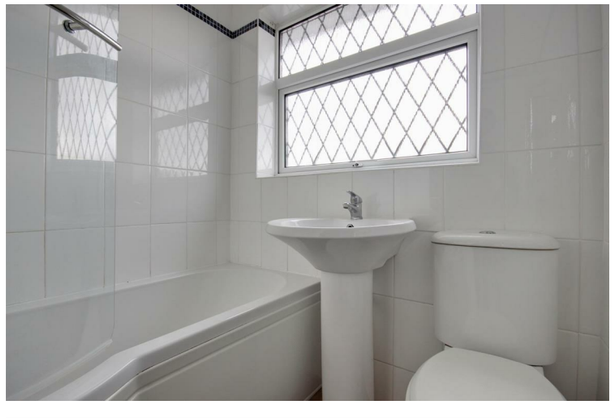

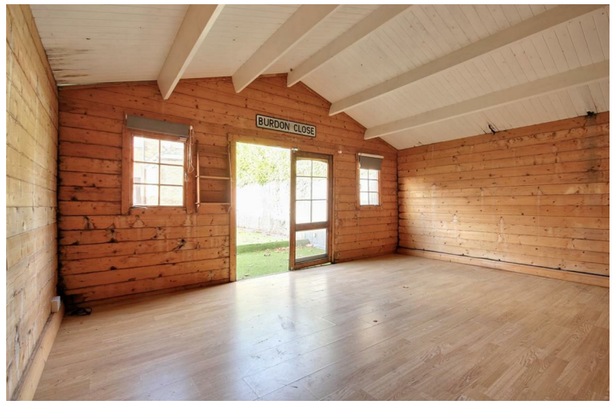

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- Head of Cul de Sac & Convenient Location
- Boarded Loft Space
- Garden Lodge - Potential Gym, Bar, Cinema Room
- Potential for Parking to rear
- EPC Rating D
- Council Tax B

A deceptively spacious extended family house which has the additional benefit of a boarded loft space with fixed staircase off the principal bedroom. Offered to the market with no onward chain and having a recently replaced boiler (Nov '23), the house perhaps requires some TLC, although many of the rooms have just been redecorated and some of the carpets have been replaced.

Situated at the head of a small cul de sac in this very conveniently located area of Willerby, ideal for the major road network and local shops, the property could also benefit from parking to the rear (from a ten foot and subject to the necessary permissions).

Competitively priced for a quick sale, the house also offers a large timber shed/lodge to the rear of the garden which could be used as an office, gym or workshop.

LOCATION

The property is situated at the head of a small cul de sac leading off from Hazelbarrow Drive. Conveniently located close to the major road networks which link the West Hull Villages with the City Centre, the property is well placed to access the broad array of local amenities both on Springfield Way and in Anlaby.

THE ACCOMMODATION COMPRISES

GORUND FLOOR

ENTRANCE HALL

uPVC front door and window to one side, a cupboard houses the recently fitted gas boiler (November 2024 and with the balance of the warranty), engineered wood flooring and stairs to the first floor accommodation.

OPEN PLAN LIVING/DINING ROOM

24'3" x 13'3" reducing to 8' (7.39m x 4.04m reducing to 2.44m)
A large open plan living/dining room which offers flexibility of layout and with a window to the front elevation, patio doors to the rear opening onto the rear garden and a wall mounted electric fire. Open plan into:

KITCHEN

16'5" x 9'10" (5.00m x 3.00m)
Offering a good range of wall and base storage units with white gloss fronts and laminate work surfaces, composite sink and drainer, four ring electric hob, integrated oven, windows to both the rear and side elevations and a uPVC glass panelled door opening onto the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

12'9" x 10'2" (3.89m x 3.10m)
Window to the front elevation, laminate flooring and fixed staircase to the boarded loft space.

BEDROOM 2

9'2" x 8'1" (2.79m x 2.46m)
Window to the rear elevation and laminate flooring.

BEDROOM 3

9'6" x 5'10" (2.90m x 1.78m)
Window to the front elevation.

BATHROOM

Three piece sanitary suite comprising panelled bath with electric shower over, pedestal hand wash basin and close coupled w.c., fully tiled walls and window to the rear elevation.

BOARDED LOFT SPACE

16'6" x 10' (5.03m x 3.05m)
A useful boarded loft space with fixed staircase from Bedroom 1 and with Velux window. Supplied with light and power. Please note the loft space has not been signed off with Building Control for use as a bedroom.

OUTSIDE

The property is set back from the head of the cul-de-sac with the front garden laid under gravel for ease of maintenance.

The rear garden has been laid under artificial lawn with ease of maintenance with a brick sett patio adjacent to the kitchen. To the rear of the garden is a large timber cabin which although does require maintenance would be ideal for use as a large home office, gym, bar or cinema room. Further, the current owner had planned to build a garage on this space having access from a tenfoot to the rear. The garden also benefits from a newly constructed fence to one side.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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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