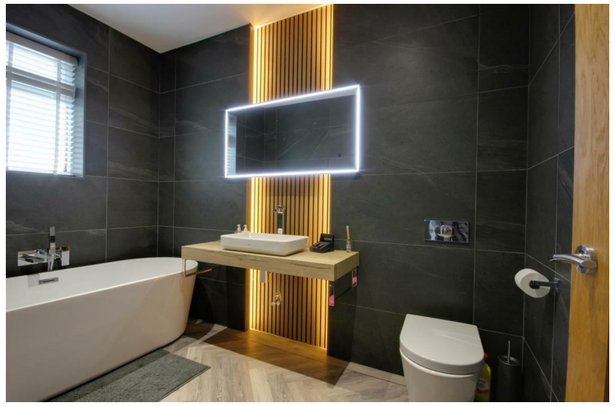

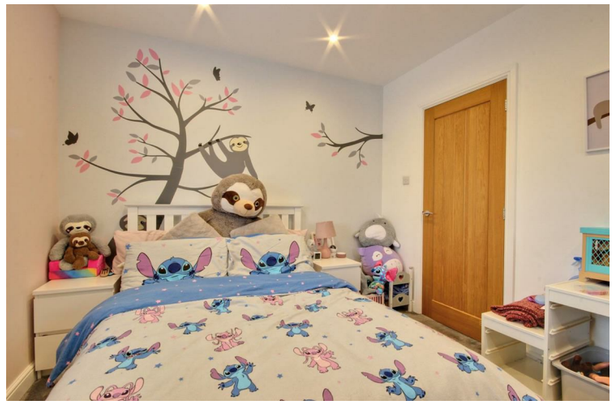

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75 Willerby Road, Hull HU5 5DZ

Offers Over £199,999

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- Stunning semi-detached house
- Refurbished to a high spec throughout
- Three Bedrooms
- Stunning Bathroom
- Lounge & Conservatory
- Contemporary Kitchen
- Utility room with garage store
- Parking to the front
- South facing garden
- EPC: D Council Tax: A

This semi-detached house has to be one of the finest examples of a high specification refurbishment seen over recent years! Beautifully presented throughout the property enjoys gas central heating and uPVC double glazing. With Entrance Hallway, Lounge, Conservatory, Contemporary Kitchen with built-in appliances, Utility Room with Garage Store off (see notes). Stunning ground floor Bathroom. To the first floor there are THREE double Bedrooms. South facing garden. Private parking to the front of the property. A truly all round stunning home to which an early viewing is an absolute must!

LOCATION

Located on Willerby Road, ideally situated for access to Hull City Centre lying approximately two miles east, and within a couple of miles of Willerby which has a further excellent range of amenities and facilities. Willerby Road itself has local shops and amenities with a regular bus service connecting to Hull.

Situated in East Yorkshire, on the banks of the Humber Estuary, Hull is a city boasting superb culture, attractions, industry and transport, all of which make it a fantastic place to call home. The historic Old Town and scenic waterfront have long attracted artists and poets, and now people flock to enjoy the eclectic shopping, vibrant nightlife, and rich culture of this dynamic city. Hull University is popular with both UK and overseas students. The Avenues which surround the University have such a cosmopolitan vibe with art, great restaurants and café bars. The M62 and Humber Bridge routes provide great commutability making it a popular place to live, with a main line railway station and two large bus companies serving the area and further afield.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A contemporary composite door leads into:

ENTRANCE HALLWAY

With staircase leading to the first floor accommodation.

LOUNGE

12'9 plus bay x 11'6 (3.89m plus bay x 3.51m)
uPVC double glazed bay window to the front elevation. Sliding doors lead into:

CONSERVATORY

10'1 x 7'1 (3.07m x 2.16m)
Being of a uPVC and brick construction with French doors to garden.

BREAKFAST KITCHEN

11'8 x 9'9 (3.56m x 2.97m)
uPVC double glazed window to the rear elevation. An extensive range of contemporary white gloss base and wall units with worksurfaces, ceramic hob with single electric fan oven, 1 1/4 sink unit with drainer and mixer tap.

BATHROOM

9'11 x 6'1 (3.02m x 1.85m)
uPVC double glazed window to the front elevation. Stunning contemporary suite enjoys freestanding pod bath, wash basin set in vanity unit and low level WC, all beautifully complemented with Italian style tiled walls and extractor.

UTILITY ROOM

9'8 x 8'8 (2.95m x 2.64m)
uPVC double glazed French doors leading into the rear garden, fitted base and wall units, space and plumbing for washing machine and space for a tumble dryer. We have been informed this room has no planning permission. The Utility room and garage store does not have planning. It was built four years ago.

GARAGE STORE

9'7 x 8'8 (2.92m x 2.64m)
With up & over door, power and light. We have been informed that this does not have planning permission.

FIRST FLOOR LANDING

BEDROOM 1

12'10 x 11'9 (3.91m x 3.58m)
uPVC double glazed window to both the front and rear elevations.

BEDROOM 2

11'9 x 9'8 (3.58m x 2.95m)
uPVC double glazed window to the side elevation.

BEDROOM 3

10'2 x 6'8 (3.10m x 2.03m)
uPVC double glazed window to the front elevation.

EXTERNAL

To the front of the property is private parking for several vehicles. Gated side entry leads into the south facing rear garden which is predominantly laid to lawn. There is a detached rendered garden room. This does not have planning permission or regullations.

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

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

GROUND FLOOR

1ST FLOOR

75 WILLERBY ROAD

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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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.