

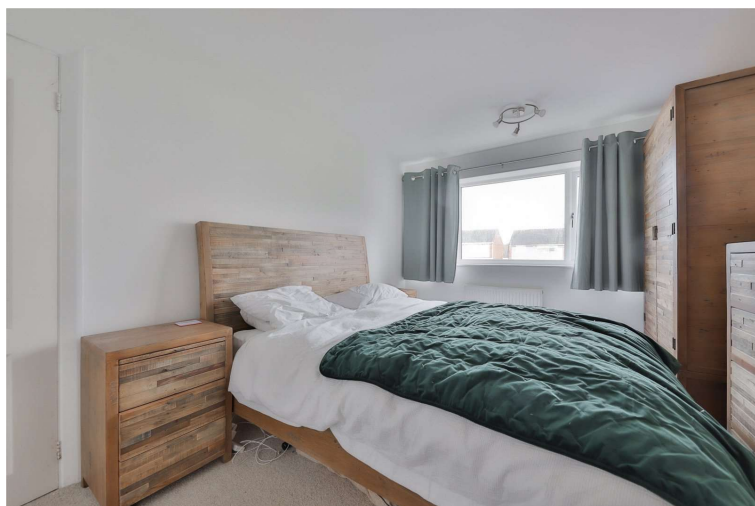
Ellerker Rise, Willerby,
Hull, HU10 6EU

Guide Price £320,000 - £330,000

FIVE BEDROOM DETACHED HOUSE ON A LARGE PLOT IN WILLERBY

AT THIS PRICE !!!!



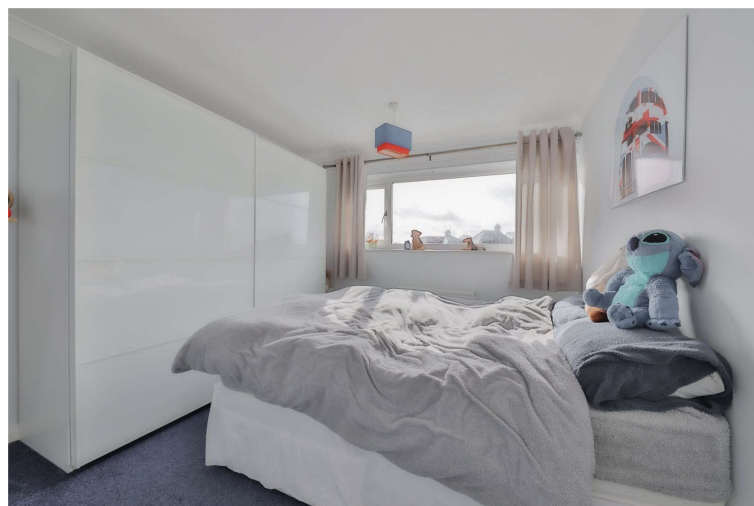


Summary: Overlooking a green to the front and set back from the road, this modern detached property stands on a large plot, south facing to the rear with west facing side garden. You will struggle to find another five bedroom house in Willerby at this price. Offering further scope for extensions given the size of the plot subject to consent. We anticipate high demand for this property waste no time in viewing.

Location: The village of Willerby is situated some five miles west of the Hull City Centre and is perfectly positioned for access to both Hull City Centre and the A63/M62 motorway link. Good local shopping including Waitrose supermarket, public transportation and local schooling are all available nearby.

Accommodation: The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows:

Entrance Hall: With staircase off.



Lounge: 13'6" x 11'1" (4.11m x 3.38m)
Open plan to the ...

Dining Room: 10'6" x 9'4" (3.2m x 2.84m)
With French doors to the rear garden.
Connecting door to the ...

Breakfast Kitchen: 17' x 10'6" (5.18m x 3.2m) Includes a comprehensive range of high gloss finish floor and wall cabinets with complementing quartz granite worktops, single drainer one and a half bowl sink unit, built-in double oven, five ring hob, refrigerator and freezer.

Rear Entrance: With downstairs w.c.

First Floor

Bedroom 1: 13'3" x 10' (4.04m x 3.05m)

Bedroom 2: 11'3" x 10' (3.43m x 3.05m)

Bedroom 3: 11' x 10'7" (3.35m x 3.23m)

Bedroom 4: 12'8" x 10'8" (3.86m x 3.25m)

Bedroom 5: 9'4" x 7'3" (2.84m x 2.2m)



Bathroom: Fully tiled complementing a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level w.c.

Outside: The property is set back from the road with a triple width parking area. The garden extends to the west side of the property and the rear which enjoys a south facing aspect being mainly lawned.

Services: Mains gas, water, electricity and drainage are connected to the property.

Central Heating: The property has the benefit of a gas fired central heating system to panelled radiators.

Double Glazing: The property has the benefit of UPVC double glazed windows.

Council Tax: Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band D.*



Fixtures & Fittings: Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

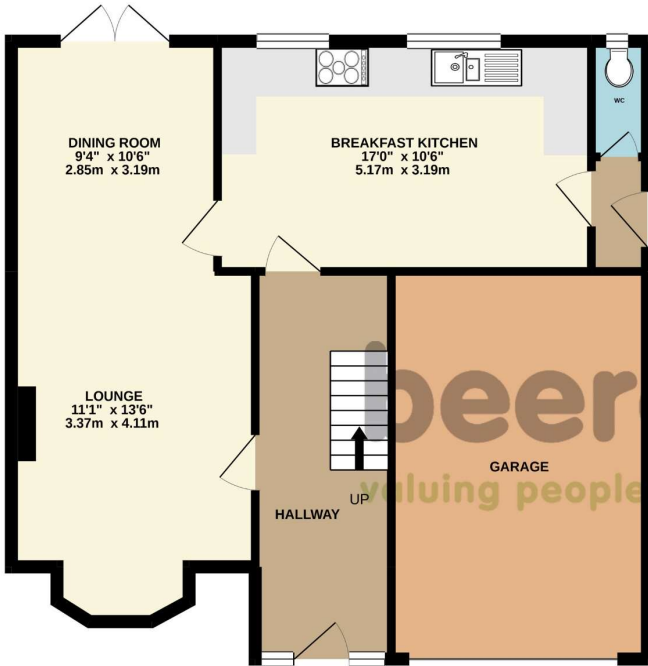
Disclaimer: The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings: Strictly by appointment with the sole agents.

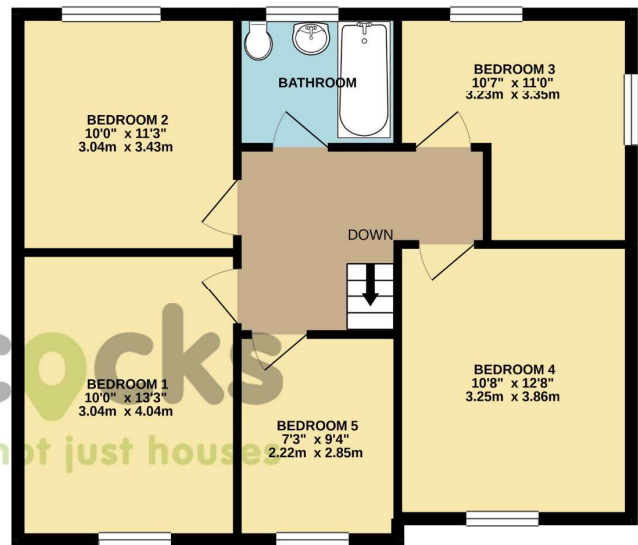
Mortgages: We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Willerby office on 01482 656789. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal: Thinking of selling or struggling to sell your house? More people choose beercocks in this region than any other agent. Book your free valuation now!

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



ELLERKER RISE, WILLERBY

TOTAL FLOOR AREA : 1432 sq.ft. (133.1 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		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

WILLERBY

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