



Derrymore Road, Willerby, Hull, HU10 6ET

**Asking Price £315,000**

TAKE A LOOK AT THE FLOORPLAN AND PHOTOGRAPHS TO APPRECIATE THE LIFESTYLE THIS SUBSTANTIAL FOUR BEDROOM EXTENDED PROPERTY OFFERS





**Summary:** Located in one of the most desirable parts of Willerby just off Well Lane, this substantial extended four bedroom semi-detached property features a superb open plan living/dining/kitchen area plus living room, downstairs w.c., four bedrooms, good off street parking, integral garage and smart landscaped rear garden. We anticipate a 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 and understairs storage cupboard.

**Lounge:** 13' x 12' (3.96m x 3.66m) Large walk-in bay window.

**Open Plan Living Kitchen:** 27' (8.23) x 14'8" (4.47) max narrowing to 8'7" (2.62) The living area is open plan to the dining room. The kitchen area has a comprehensive range of stylish high gloss finish floor and wall cabinets with peninsular breakfast bar, complementing quartz worktops, single drainer one and a half bowl sink unit, integrated appliance include oven and hob plus microwave and dishwasher, ceramic tiled flooring.

**Dining Room:** 12' x 7'10" (3.66m x 2.4m) Double French doors leading to the patio and garden.

**Utility Room:** 8'7" x 4'6" (2.62m x 1.37m) Plumbing for automatic washing machine and wall mounted gas fired central heating boiler unit.

**Cloakroom/WC:** With wash hand basin.

### First Floor

#### Landing

**Bedroom 1:** 15'9" x 11'10" max (4.8m x 3.6m max) Including bay window.

**Bedroom 2:** 12' x 12' (3.66m x 3.66m) Plus walk-in bay window.





**Bedroom 3:** 14' x 7'7" (4.27m x 2.3m)

**Bedroom 4:** 8'8" x 7' (2.64m x 2.13m) Currently used as a study.

**Bathroom:** Fully tiled complementing a four pieces suite comprising panelled bath, independent shower cubicle and two wash hand basins, plus heated towel rail.

**Separate WC:** With low level w.c.

**Outside:** The property stands on an elevated plot. A private driveway provides off street parking for two cars leading to an integral brick garage with up and over door. Pedestrian side access leads to the rear which has been particularly well landscaped, there is a spacious patio area, good size lawn beyond which is a split level decking area and garden shed.

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

**Central Heating:** The property has the benefit of a dual zone gas fired central heating system to panelled radiators and underfloor heating to the kitchen.

**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.

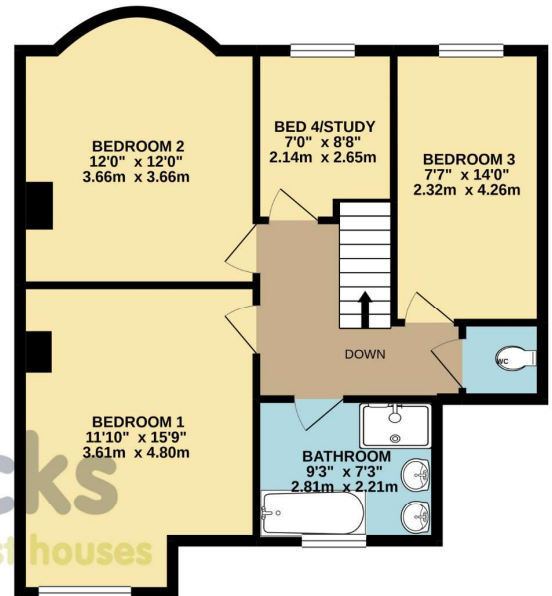
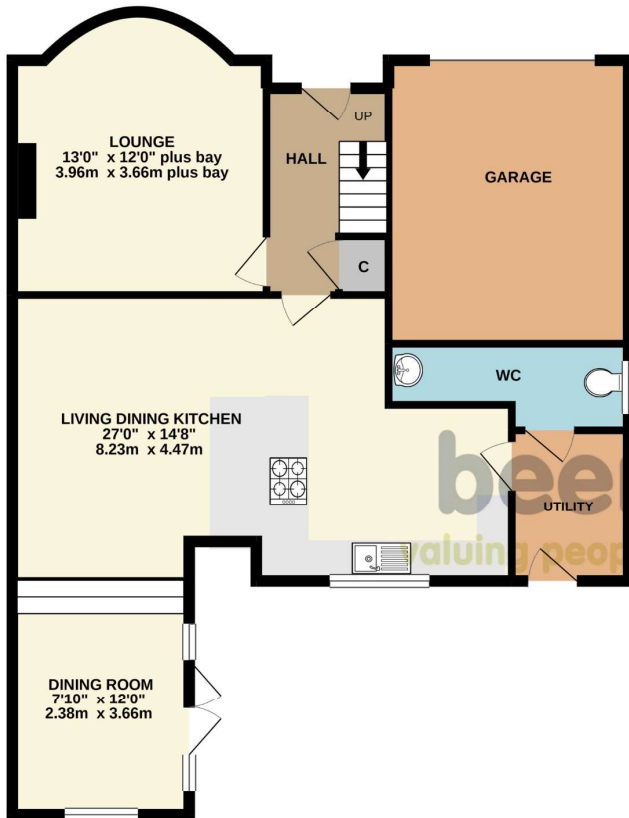
**Site Plan Disclaimer:** The site plan is for guidance only to show how the property sits within the plot and is not to scale.

**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  
945 sq.ft. (87.8 sq.m.) approx.

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



DERRYMORE ROAD, WILLERBY HU10 6ET

TOTAL FLOOR AREA : 1602 sq.ft. (148.8 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

WILLERBY

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