



Derrymore Road, Willerby, HU10 6ET
Offers In The Region Of £310,000




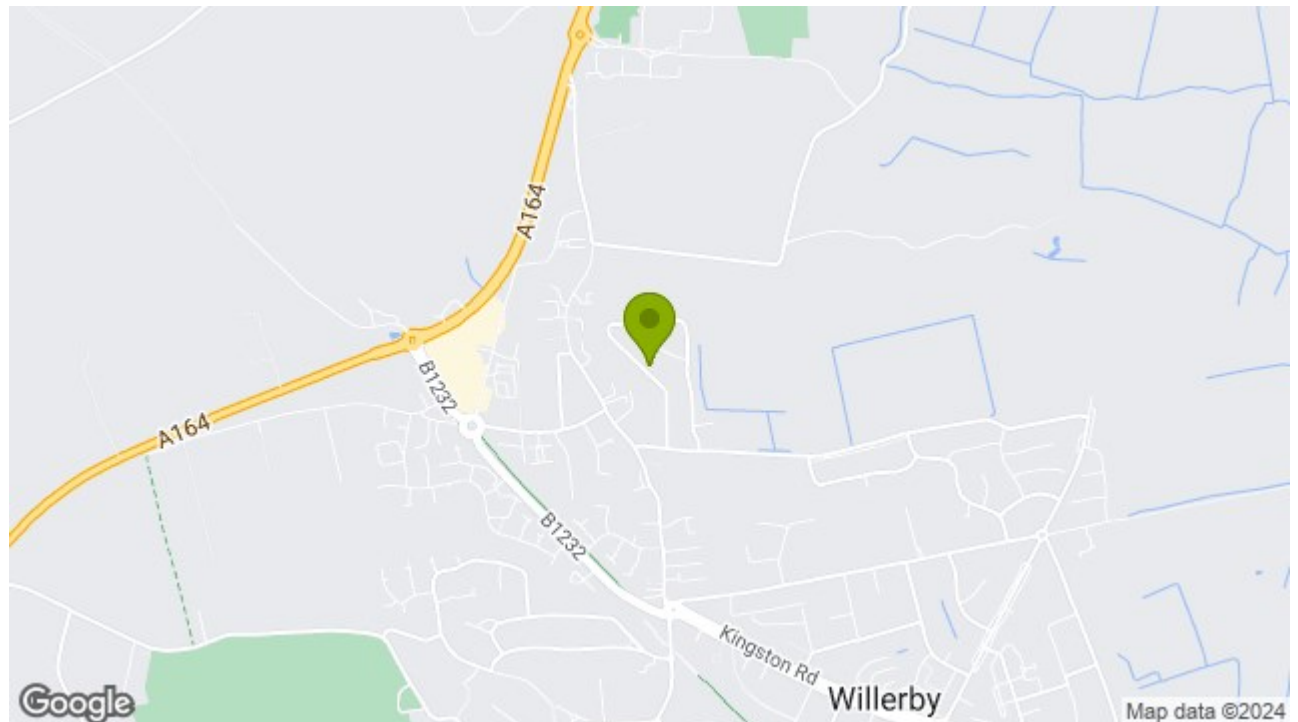
Derrymore Road, Willerby, HU10 6ET

We are delighted to offer this superb property to the market. Undoubtedly one of the most stunning homes currently available. With no expense spared, this property has been completely transformed by the current owners to create a spacious, stylish and modern home.

Key Features

- Superb Family Home
- Amazing Living Dining Kitchen
- Contemporary Throughout
- Fabulously Landscaped Rear Garden
- Outdoor Kitchen / Hot Tub Area
- Ample Off-Street Parking
- No Onward Chain
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





WILLERBY

Willerby is an East Riding of Yorkshire village located on the Western outskirts of the City of Kingston upon Hull. Located approximately 5 miles West of Kingston upon Hull and approximately 8 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

GROUND FLOOR;

ENTRANCE HALL

A pleasant entrance hall, providing access to the accommodation with tiled flooring and stairs leading to the first floor.

LIVING ROOM

12+ bay x 11'5 (3.66m+ bay x 3.48m)

A generous living room with feature wall panelling, recessed spotlights and a bay window to the front elevation.

LIVING DINING KITCHEN

26'10 x 17'2 max (8.18m x 5.23m max)

Hub of the home. A fantastic open plan living dining kitchen with ample space for cooking, dining, relaxing and entertaining. The kitchen is of the highest quality with matt black wall and base units with large kitchen island that doubles up as a breakfast bar. Integrated appliances include an Induction Hob with flush Extractor Fan,

Fridge/Freezer two Wine Coolers, Electric Oven, Automatic Dishwasher, Automatic Washing Machine and an inset sink with curved mixer tap. The space also benefits from a fitted sofa bench seat, tiled flooring, recessed spotlights, bi-folding doors, wall panelling and 2 vertical radiators.

FIRST FLOOR;

BEDROOM 1

12 x 11'5 (3.66m x 3.48m)

A bedroom of double proportions with fitted wardrobes, fitted storage into the bay window and recessed spotlights.

BEDROOM 2

15'9 x 10'11 (4.80m x 3.33m)

A further bedroom of double proportions with fitted wardrobes, recessed spotlights and a window to the rear elevation.

BEDROOM 3

9 x 6 (2.74m x 1.83m)

A bedroom of single proportions with window to the front elevation.

BATHROOM

6 x 5'9 (1.83m x 1.75m)

A contemporary bathroom with two piece suite comprising of a panelled bath with overhead electric shower and a wash hand basin. Further benefitting from a heated towel rail, recessed spotlights and partially tiled walls.

WC

With low flush WC, partially tiled walls and a window to the side elevation.

EXTERNAL;

FRONT

To the front of the property is a driveway providing ample off-street parking.

REAR

A fabulous rear garden that has been meticulously landscaped to provide the perfect space for both relaxing and entertaining. Featuring a porcelain tiled patio area with cover outdoor kitchen, fitted bench seat with overhead electric heaters and a further covered area currently housing a hot tub (separate negotiation), a storage space and low maintenance artificially turfed lawn.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas 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 replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

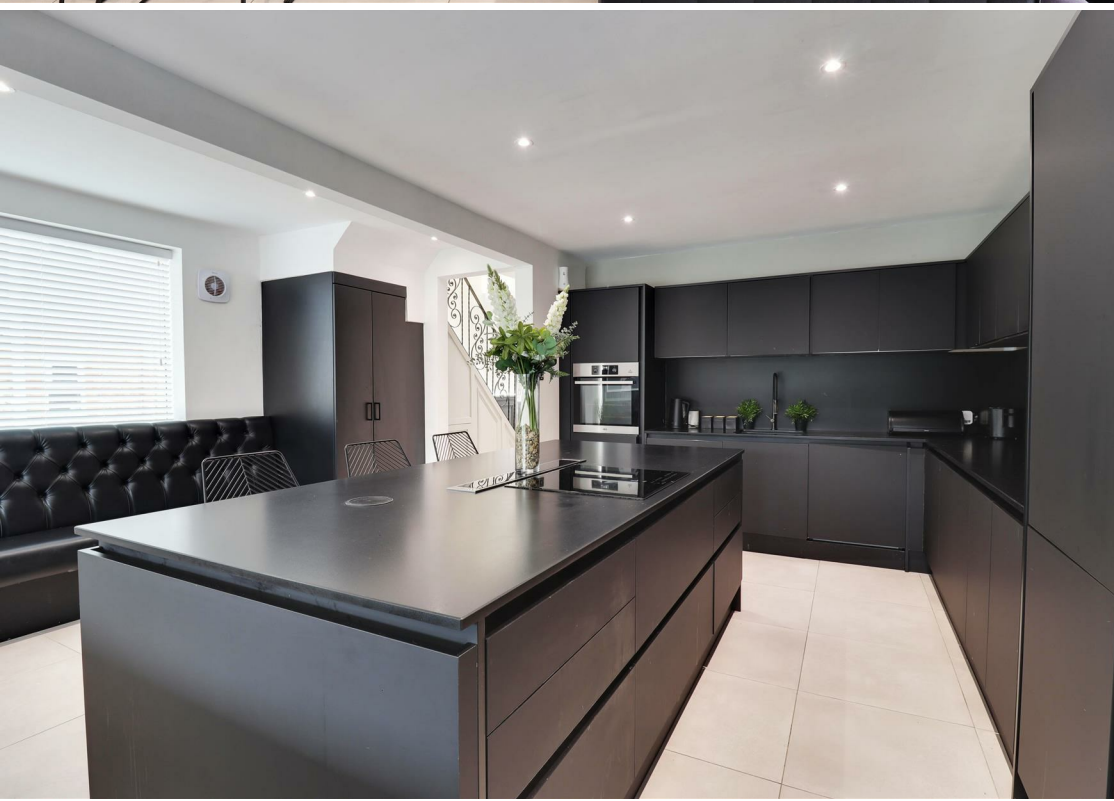
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

MORTGAGES

The mortgage market changes rapidly and it is



vitaly important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional 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.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which

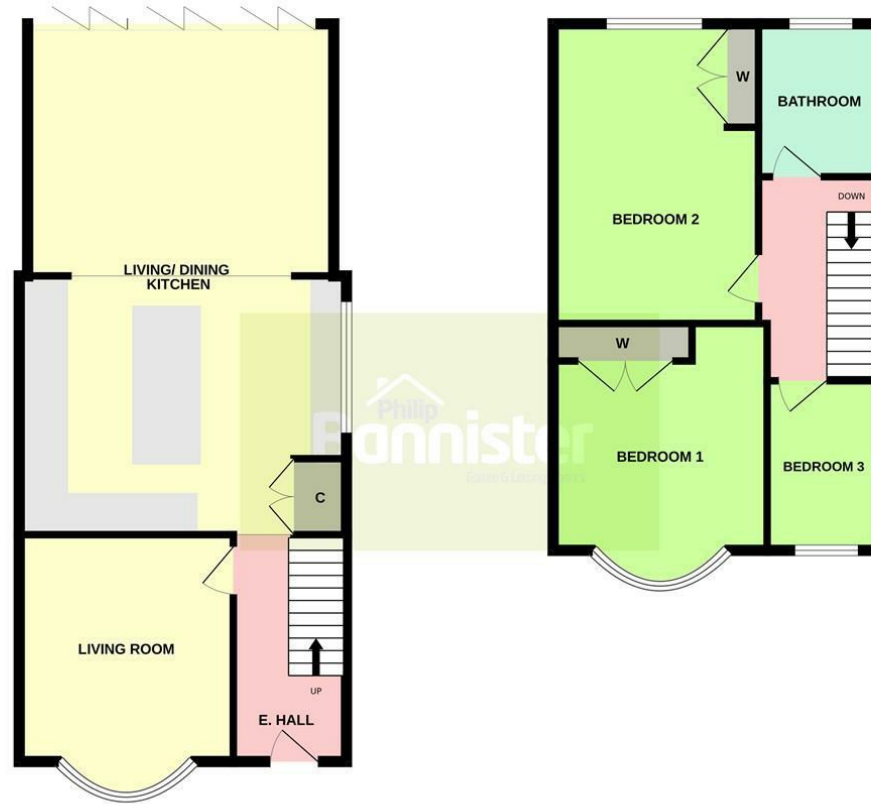
is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100



GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 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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