



Carr Lane, Hull, HU10 6JW  
£250,000

Philip  
**Bannister**  
Estate & Letting Agents



# Carr Lane, Hull, HU10 6JW

An exciting opportunity to purchase a wonderful family home in need of modernisation in the heart of Willerby. With scope to improve and remodel to suit your own needs. Offered to the market with no onward chain. This property must be viewed to avoid disappointment.

## Key Features

- Scope To Improve
- South Facing Rear Garden
- Fantastic Potential
- Desirable Location
- Family Home
- Ample Off-Street Parking
- Vacant Possession
- EPC = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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;**

### **PORCH**

Providing access to the accommodation.

### **ENTRANCE HALL**

With stairs off.

### **LIVING ROOM**

16'1 into bay x 13'2 (4.90m into bay x 4.01m )

A generous living space with a feature fireplace and bay window to the front elevation.

### **DINING/ SITTING ROOM**

12'7 x 10'6 (3.84m x 3.20m )

A flexible reception room with box bay window to the rear elevation and a feature fireplace.

### **KITCHEN**

13'10 x 7'1 max (4.22m x 2.16m max)

With shaker style wall and base units, laminated work surfaces and a tiled splashback. Further benefitting from plumbing for an automatic washing machine, a pantry style cupboard and two windows to the side elevation.

### **REAR LOBBY**

Providing access to the WC and rear garden.

### **WC**

With low flush WC and a window to the rear elevation.

## **FIRST FLOOR;**

### **BEDROOM 1**

16'1 into bay x 10 (4.90m into bay x 3.05m )

A bedroom of double proportions with a variety of fitted furniture and a bay window to the front elevation.

### **BEDROOM 2**

10'6 x 12'7 (3.20m x 3.84m )

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

### **BEDROOM 3**

7'6 x 7'9 (2.29m x 2.36m )

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

## **BATHROOM**

With a three piece suite comprising of a panelled bath, low flush WC and wash hand basin. Further benefitting from a window to the rear elevation, loft hatch and partially tiled walls.

## **EXTERNAL;**

### **FRONT**

With a front and side drive providing ample off-street parking.

### **REAR**

Beautifully maintained south facing rear garden with shaped lawn and various shrubs.

### **GARAGE**

With side hinged doors.

## **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.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D (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 vitally 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  
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 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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