





Ellerker Rise, Willerby Hull HU10 6EX

william h brown

welcome to

Ellerker Rise, Willerby Hull

A well presented two bedroom semi detached bungalow which is presented in this popular location in Willerby. The accommodation is presented with great taste and style and comprises of an entrance hall, kitchen, lounge, modern style bathroom, two bedrooms and front and rear gardens and garage.













Entrance Hall
With a double glazed door leading into the property, storage cupboards and access to the lounge and kitchen.

Lounge
With a feature electric fireplace with surround, a radiator a double glazed window to the front.

Kitchen
Comprising a range of wall and base units, work surfaces, a sink and drainer unit, an integrated hob, an integrated oven, a cooker hood, an integrated fridge, an integrated dish washer, plumbing for a washing machine, a boiler unit, a radiator, a double glazed window to the side and a door the side.

Bedroom 1
With built in wardrobes and drawers, a radiator and a double glazed window to the rear.

Bedroom 2
With a storage cupboard, a radiator and french style doors to the rear.

Bathroom
With a W/C, a vanity wash hand basin, a bath with a shower over and a double glazed window to the side.

Front Garden
Landscaped garden with a side resin driveway with gates leading to the garage and an EV charging point.

Rear Garden
With a lawn, shrubs, a garage and a wooden fence.

Garage
With double door access and a window to the side.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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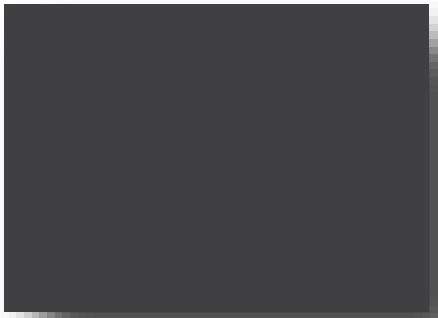
- Beautifully presented semi detached bungalow
- Two bedrooms which have fitted wardrobes.
- Modern style kitchen and bathroom.
- Front and rear gardens with resin driveway having EV charging point to garage
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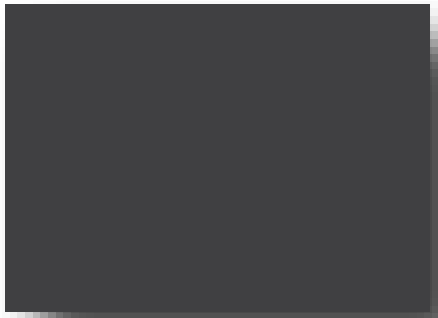
Tenure: Freehold EPC Rating: C
Council Tax Band: C

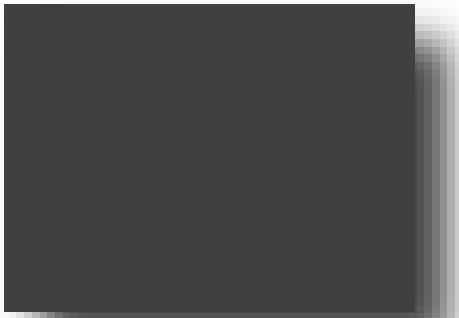
directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 653111.

£225,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY112121

The Property Ombudsman

Property Ref:
WBY112121 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01482 653111

Willerby@williamhbrown.co.uk

10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.