Whitakers
Estate Agents









150 Willerby Road, Hull, HU5 5JN

£165,000

INVESTMENT OPPORTUNITY – SOLD WITH TENANT IN SITU

Whitakers Estate Agents are pleased to introduce this traditional three-bedroom mid-terraced property, situated on Willerby Road in West Hull. Offered to the market as an investment opportunity, the property is being sold with a tenant in situ who has occupied the home for approximately 12 years, currently paying £750 per calendar month, providing an existing rental income of £9,000 per annum.

Stepping inside, the entrance lobby opens into a spacious lounge featuring a bay window and fireplace, flowing naturally through to the adjoining dining room. Beyond this, the fitted kitchen provides ample cupboard and worktop space, complemented by a separate utility room and ground-floor bathroom.
Upstairs, the accommodation comprises three bedrooms, with the principal bedroom benefiting from a bay window, fitted storage and wardrobes.

Externally to the front aspect, a gravelled garden with decorative planting creates an attractive approach to the property, with a pathway leading to the entrance door.
To the rear, the enclosed garden features paved seating areas, artificial lawn and decorative gravel, together with a brick-built outbuilding. A gate within the boundary fencing provides access to the vehicle-accessible ten-foot.

The accommodation comprises

Front external



Externally to the front approach, there is a gravelled garden enhanced with decorative planting, and brick walling to the surround. A pathway leads to the entrance door.

Ground floor

Entrance lobby
UPVC double glazed door, and laminate flooring. Leading to :

Open plan lounge / dining room



Lounge 12'10" x 15'1" (3.92 x 4.60)



UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and wooden surround, under stairs storage cupboard, and laminate flooring.

Dining room 9'11" x 15'1" (3.04 x 4.60)



Central heating radiator, and laminate flooring.

Kitchen 16'1" x 9'6" (4.92 x 2.92)





UPVC double glazed door and window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, and integrated oven with hob and extractor hood above.

Utility room
Fitted with a range of floor and eye level units, worktop with splashback tiles above, plumbing for a washer and a dryer, and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising panelled bath with mixer tap and electric shower, pedestal sink with dual taps, and low flush W.C.

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one 11'4" x 15'1" (3.47 x 4.60)



UPVC double glazed bay window and window, central heating radiator, built-in wardrobe and over stairs storage cupboard, fitted drawers, and carpeted flooring.

Bedroom two 11'8" x 8'11" (3.58 x 2.74)



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring.

Bedroom three 8'7" x 5'10" (2.63 x 1.78)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Rear external





To the rear, the property enjoys an enclosed garden with timber fencing to the boundaries, featuring a combination of paved patio areas, artificial lawn and decorative gravel. A pathway extends the length of the garden, while a brick-built outbuilding runs along one side, providing a practical and versatile outdoor space. A gate within the boundary fencing opens onto the vehicle-accessible ten-foot.

Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to

consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - Kingston Upon Hull
Local authority reference number - 00030300015009
Council Tax band - B

EPC rating

EPC rating - C

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Declaration

We wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that 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. All descriptions, measurements, 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 and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents 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 us and we will be pleased to check the information, Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

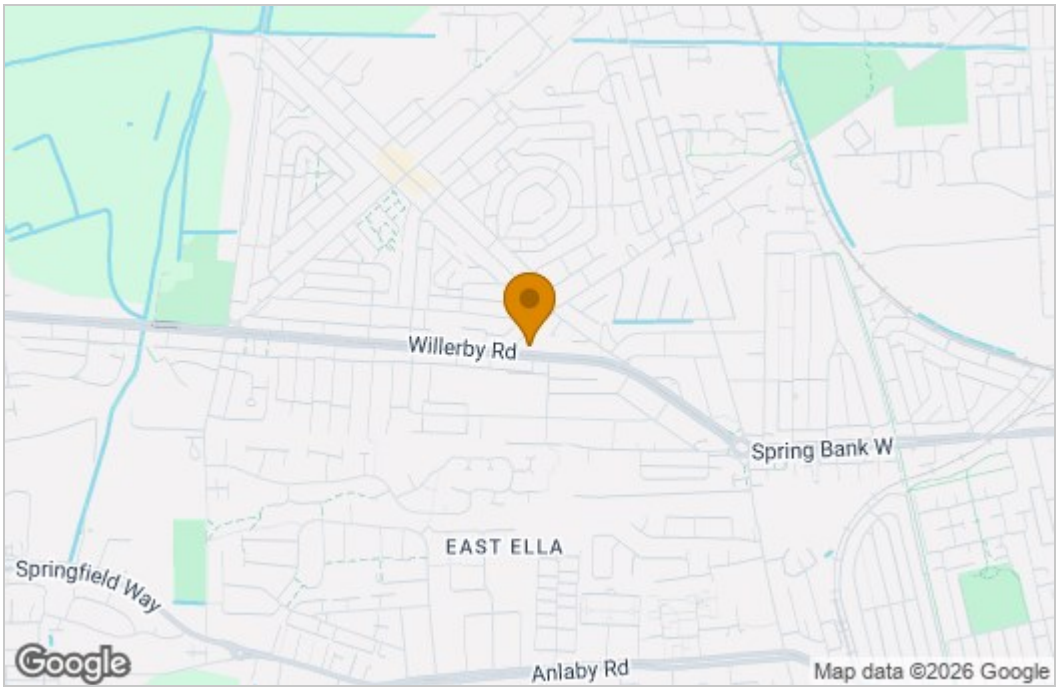
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

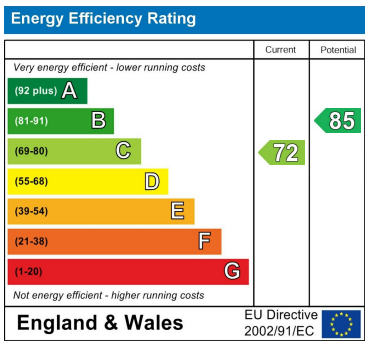


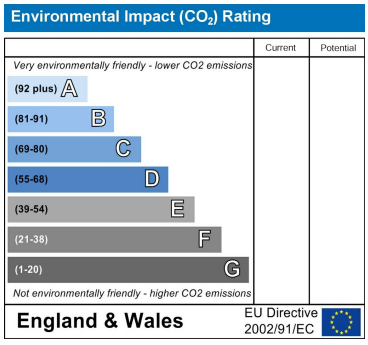
Total area: approx. 90.2 sq. metres (970.7 sq. feet)

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk