

Property Details

Fairview, Great Gutter Lane West, Willerby,
Hull, East Riding of Yorkshire, HU10 6DP

Guide Price **£350,000**



Property Photos

Fairview, Great Gutter Lane West, Willerby, Hull, East Riding of Yorkshire, HU10
6DP



Creation Date
17/04/2024

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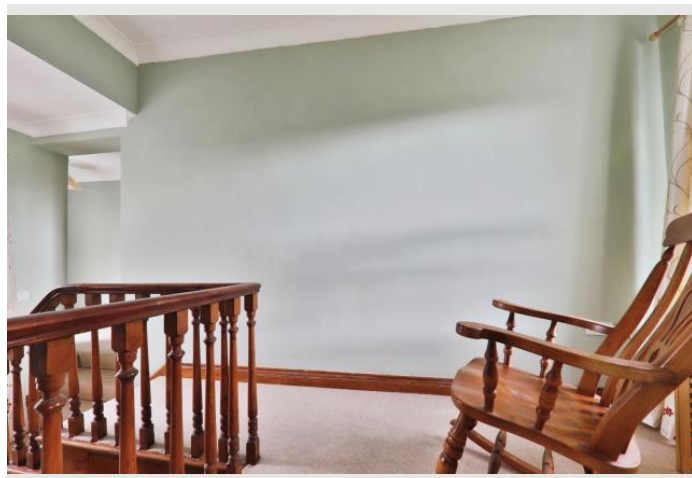


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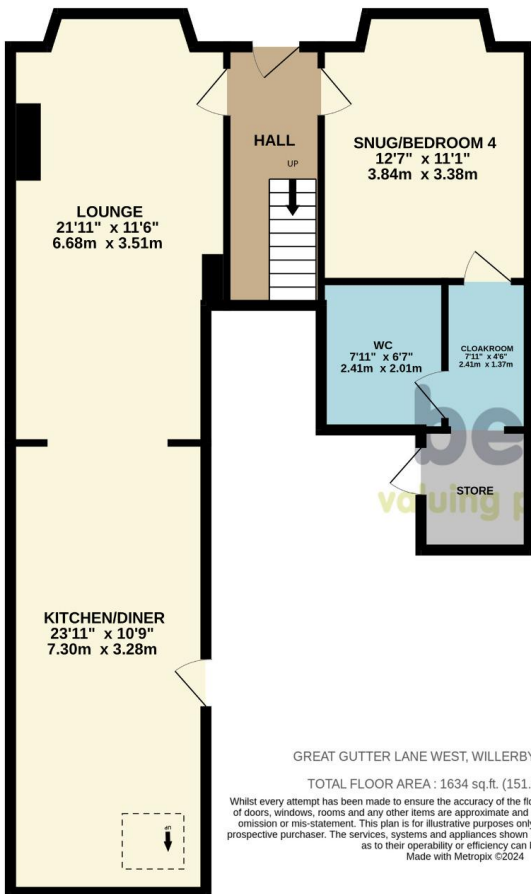
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Property Floor Plans

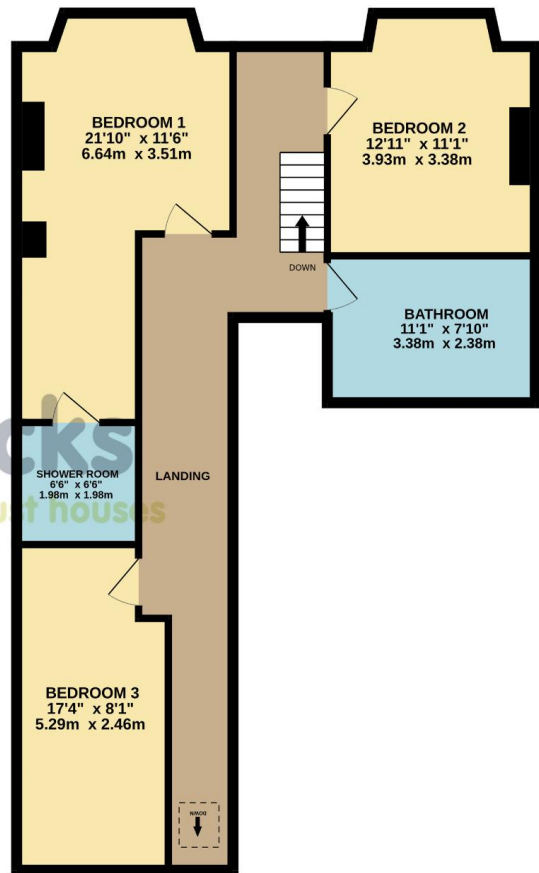
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GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR
801 sq.ft. (74.5 sq.m.) approx.



GREAT GUTTER LANE WEST, WILLERBY, HULL, HU10 6DP

TOTAL FLOOR AREA: 1634 sq.ft. (151.8 sq.m.) approx.

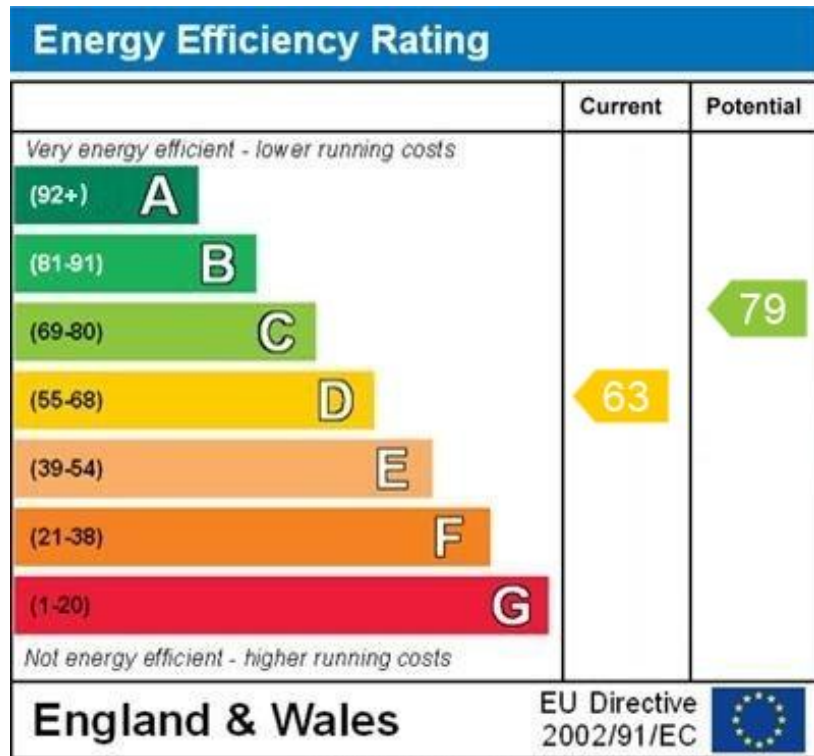
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Property EPC

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Property Info

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Property Type	Property Style
House	Detached
Bedrooms	Bathroom
4	2
Receptions	Tenure Type
1	Freehold
Floor Area	Agency Type
-	-
Parking	Type
Street Parking	Sales
Price Qualifier	Price
Guide Price	£350,000
Land Size	Age of Property
-	-
Year Built	New Home
-	No

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Property Features

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Feature 1

Four Bedrooms, Including Versatile Living Space

Feature 2

Large Lounge Diner For Family Gatherings

Feature 3

Expansive Breakfast Kitchen

Feature 4

Large Front & Rear Gardens

Feature 5

Close To Willerby Shopping Park, Schools And Transport Links

Feature 6

Freehold

Feature 7

Council Tax Band D

Feature 8

Epc D

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Great Gutter Lane West, Willerby, Hull, HU10 6DP INVITING OFFERS BETWEEN £350,000- £360,000

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Charming and Spacious Family Home in Willerby with Lovely Gardens

Summary

Discover a delightful, spacious family home in Willerby, offering not just a residence but a lifestyle suitable for families and entertainers alike. With four bedrooms, a large lounge, and an expansive kitchen diner, this property is ideal for those who value space and comfort. The home features two bathrooms, including an ensuite, and a downstairs wc, complemented by large front and rear gardens. The rear garden provides a wonderful opportunity for creating off-street parking. Situated close to Willerby Shopping Park, schools, and transport links, this home checks all the boxes for convenience and quality living.

Our Thoughts:

Welcome to Fairview Willerby, a beautifully presented double fronted family home that captures the essence of family living with its generous spaces and versatility. The heart of the home, a large lounge, flows seamlessly into a spacious kitchen diner, making it perfect for families and entertaining. With four bedrooms and the option for off street parking, this property is as functional as it is charming. Located near Willerby Shopping Park and well-connected by transport links, it's an ideal spot for families looking for a mixture of comfort and convenience. The outdoor spaces are perfect for gatherings, offering a delightful setting for making lasting memories.

Owners Thoughts:

Leaving this home is bittersweet. It has been a sanctuary of happiness and growth for my family for over 20 years. We've cherished the space in the gardens and the home's

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versatility, adapting as our needs have changed. Living here has brought immense convenience, with Willerby Shopping Park, bus routes, and motorways all easily accessible. It's now time for a new family to fill this home with joy and laughter, just as we have. I'm excited for the new owners to experience the same love and happiness that this special place has brought us.

Tenure

The property is freehold.

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.

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Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Willerby office on 01482 656789. 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

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