



Main Street, Willerby, East Riding of Yorkshire
£160,000 Asking Price





KEY FEATURES

- No Chain Involved
- Excellent Village Location
- Charming Victorian House
- Two Double Bedrooms
- Lounge / Dining Room
- Private Courtyard Garden
- Traditional Features
- E.P.C Rating: C
- Tenure Freehold
- Council Tax Band: B
- Walking distance to Willerby Shopping Park



DESCRIPTION

Welcome to No. 6 Main Street, a pre 1900s built Terraced House situated in the centre of the popular Village of Willerby.

Offering two double bedrooms and a large bathroom to the first floor, a through Sitting / Dining room and kitchen to the ground floor with access to a private, manageable courtyard garden with outbuildings.

Well-maintained throughout, this property is move-in ready with the scope for the new home-owner to add their own character to the home.

Benefitting from a newly-installed boiler and several newly-replaced radiators.

As you enter to the hallway through the geometric tiled porch you are immediately presented with Victorian features which continue throughout the property. Plasterwork cornicing to the ceiling, traditional timberwork architrave and skirtings and column radiators all add to the traditional feel of this property.

The through sitting / dining room offers a generous living and entertaining area with a period fire surround and cast iron fireplace which is currently gas-powered but could be modified to solid fuel. High ceilings and a large bay window provide a feeling of space and grandeur.

There is an understairs cupboard for convenient and discreet storage.

The kitchen benefits from the dual aspect windows through which natural daylight floods, providing views across the private courtyard garden. There are a range of base units, a part-tiled splash back with contrasting wood-effect work surfaces and a period, double-drainer enamelled kitchen sink. The newly-installed Vaillant combination boiler is located in this room, a new double radiator has also been installed in this room.

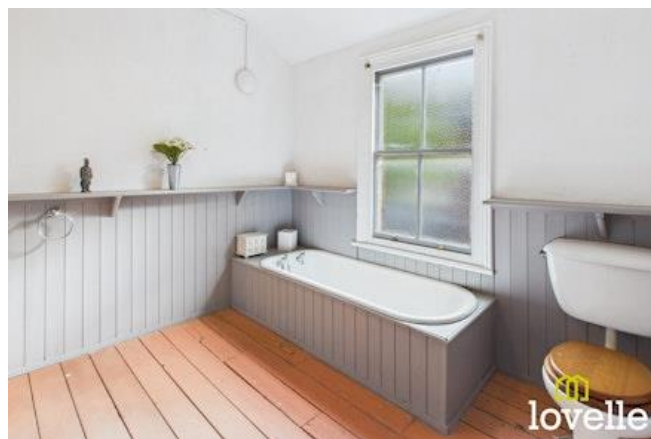
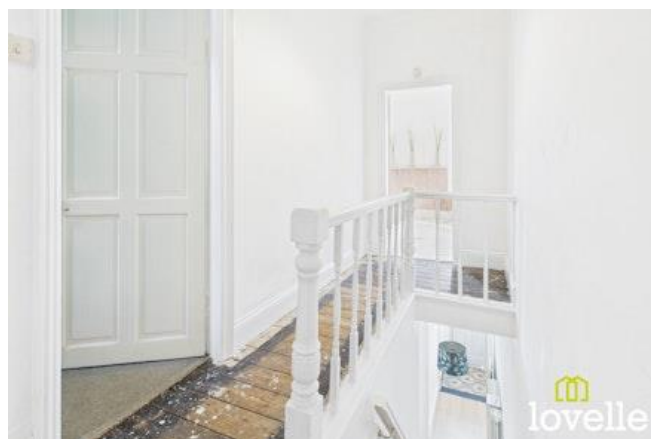
From the kitchen there is a small rear lobby which provides access to the rear courtyard garden via a glazed, hardwood door, a perfect location for a coat and boot rack!

Out to the private courtyard garden, this area is ready for new owners to create a special area to relax and entertain. There are two brick-built outbuildings which offer the potential for a generous shed or potential workshop and a ground floor/outdoor W.C. Through a secure gate there is pedestrian access out to Main Street, this access is shared with the other properties on the terrace.

Up to the first floor there is a central landing area with the original balustrade, architrave and skirting. There is a loft hatch and cornicing to the ceiling.

The large bathroom is half-panelled in tounge and grooved pine, there is an airing cupboard for laundry storage and a three-piece, period bathroom suite consisting of a low-level W.C, a cast-iron bath which is encased within a timber panelled surround and a porcelain basin which is also built into a vanity unit. There is a Victorian timber sash window with obscured glass and an extraction unit to keep the room fresh and free from steam.

Bedroom No. 2 is a double, it has a recently-installed central heating radiator and the original built-in wardrobe remains.



Bedroom No. 1 is a large room with double-aspect windows to the front of the property, looking out to Main Street and the Village centre. The room is half-panelled in tounge and grooved, limed pine, the chimney breast is fully panelled and is finished with a Victorian cast iron fire surround. There is plasterwork coving to the ceiling and the original timberwork architrave and skirting remain. The original painted floor boards and column radiator really add to the charm of this fantastic bedroom which provides an atmosphere of calm and space.

Contact the office to arrange your viewing today, this property will not be available for long!



PARTICULARS OF SALE

Entrance Porch

1.11m x 0.95m (3'7" x 3'1")

A convenient area to enter into the property, with a Victorian, geometric tiled floor and a half-glazed vestibule door into the main hallway.

Hallway

3.23m x 0.97m (10'7" x 3'2")

A bright and airy entrance to the property with many original features and wooden flooring. The ground floor leads to the through sitting/dining room and the staircase leads up to a the central landing area.

Sitting Room

3.41m x 3.47m (11'2" x 11'5")

With a bay window to the front of the property, there are many original features including plasterwork to the ceiling, polished timber floor boards, a decorative period fire surround with a cast iron fire place, original timber work skirting and architrave. This is a light and bright room with high ceilings, leading into the dining room.

Dining Room

3.62m x 3.69m (11'11" x 12'1")

Leading through from the sitting room, this is another bright and light room with a tall window to the rear, overlooking the courtyard garden. As with the sitting room there is a timberwork dado with decorative wallpaper below, original timberwork architrave and skirting, high ceilings continue into this room making for an airy and spacious room for entertaining.

Kitchen

3.03m x 2.64m (9'11" x 8'8")

Offering dual aspect windows across the rear courtyard, this is another bright and airy room. There are a range of base units which are painted and topped with a contrasting wood-effect worksurface. There is a large, period enamelled kitchen sink with dual-drainers. There is a newly installed Vaillant combination boiler and double radiator. Extraction is also installed to the outside wall.

Rear Lobby

0.91m x 1.19m (3'0" x 3'11")

A conveniently placed entrance to the rear of the property from the courtyard garden, a perfect location for a coat and boot/shoe racking.

Outbuilding / Workshop

2.73m x 1.64m (9'0" x 5'5")

A generous brick-built shed or possible workshop with two entry doors and a window.

Garden W.C

0.85m x 1.57m (2'10" x 5'2")

Retaining the original high-level W.C, in need of some repair and modernisation.

Courtyard Garden

A private outdoor area, currently laid to concrete but ready for re-imagination. There is rear pedestrian access leading to Main Street via a walk-way.



Central Landing Area

3.63m x 1.53m (11'11" x 5'0")

Retaining the original timberwork Victorian Balustrade and spindles, architrave and skirting. There is cornicing to the ceiling and an access hatch to the loft, access to the two bedrooms and family bathroom are from this landing area.

Bathroom

3.05m x 2.27m (10'0" x 7'5")

A spacious room which is half-panelled in pine tongue & groove boarding. Comprising of a period three-piece bathroom suite, large airing cupboard, Victorian timber sash window and an extractor.

Bedroom No. 2

3.65m x 2.95m (12'0" x 9'8")

A generous double bedroom with original timberwork skirting, architrave and cornicing to the ceiling. The original built-in wardrobe remains and there is a tall window to the rear with views across the courtyard garden.

Bedroom No. 1

3.38m x 4.57m (11'1" x 15'0")

A large, double-aspect room, filled with interesting features including half-panelled walls, a fully panelled chimney breast, Victorian cast iron fireplace and high ceilings.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: X

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request.

The EPC Rating for this property is - C

AGENTS NOTE

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A&C Homes Limited T/A Lovelle Estate Agency

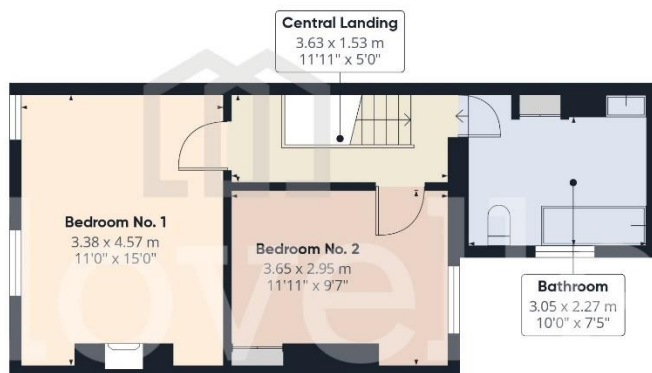


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



lovelle

Approximate total area⁽¹⁾

83.2 m²

896 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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