



Oakdale Avenue, Willerby, East Riding of Yorkshire
Guide price £220,000






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KEY FEATURES

- Semi-Detached
- Family Home
- Modernisation Required
- Converted Loft Room
- Popular Location
- Extended Kitchen
- Garage and Outbuilding
- Three Bedrooms
- Council Tax Band: C
- EPC Rating: D




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DESCRIPTION

We are excited to bring to the market this extended three bedroom semi-detached property with loft space. Conveniently located within a few minutes walk of the shops, bars and restaurants of Willerby and benefitting from the privacy of a cul-de-sac! This property does require a programme of modernisation but would make for a fabulous family home!

You enter the property into a light a spacious hallway, from which is an open plan living and dining room, an extended kitchen and the stairway leading to the first floor accommodation.

The open plan living and dining room offers a gas fire and large windows to the front rear of the property, allowing natural daylight to flood through the room.

The kitchen has been extended to allow for extra space for the growing family, modernisation is required to make kitchen ready for current day requirements! There are windows to the side of the kitchen overlooking the private garden with a door to the side drive way accessing the garden and garage.

On the first floor you will find a family bathroom, consisting of a walk-in shower, WC and wash basin all within a range of cupboards. There is a heated towel rail and the room is dual-aspect with the two windows making a bright an airy room full of natural light.

There are three good-sized bedrooms all with large windows and consisting of fitted wardrobes! In the hallway you will find access to the fully boarded loft space with windows, for additional useable space!

Outside the property is private driveway with ample parking, this leads to an outbuilding and private garden at the rear with an additional garage located a few seconds walk away from the property at the bottom of the cul-de-sac.

With access to the private rear garden from the side of the property you will find a paved area, a lawned area with mature apple trees and shrubs, fenced around the perimeter and private throughout.





PARTICULARS OF SALE

Hallway

3.91m x 0.95m (12'10" x 3'1")

Coming through into the hallway you will find an open plan living and dining area, a generous and extended kitchen and the stairway leading to the first floor accommodation consisting of three bedrooms and the family bathroom.

Living Room

4.43m x 3.74m (14'6" x 12'4")

The open plan living and dining area with a gas fire and large bay window to the front of the property and large window to the rear overlooking the private garden, a room full of natural light.

Dining Room

2.71m x 2.76m (8'11" x 9'1")

The dining area with windows to the rear of the property overlooking the private garden area.

Kitchen

6.3m x 2.75m (20'8" x 9'0")

The kitchen has been extended, modernisation is required! Windows to the side and rear elevation overlooking the private garden with a door to the side elevation allowing access to the garden and garage.

Storage Cupboard

1.96m x 0.78m (6'5" x 2'7")

Understairs storage cupboard with electrics.

Bedroom No. 2

3.33m x 3.69m (10'11" x 12'1")

A double bedroom with the window overlooking the private garden and fitted units.

Bedroom No. 1

3.11m x 3.51m (10'2" x 11'6")

A double bedroom with windows to the front elevation allowing for natural light and fitted wardrobes.

Bedroom No. 3

2.49m x 2.45m (8'2" x 8'0")

This bedroom has the window to the front elevation and fitted wardrobe.

Bathroom

2.38m x 1.68m (7'10" x 5'6")

The bathroom has two windows which allows for plenty of natural light, also consisting of fitted units, basin, WC and shower.

Loft Room

5.1m x 4.26m (16'8" x 14'0")

A great extra space with a fully boarded loft and storage cupboards, also consisting of having three windows! This added space is perfect for family life!

Outbuilding

6.05m x 2.43m (19'10" x 8'0")

The outbuilding at the rear of the property.



Remote Garage

5.07m x 2.46m (16'7" x 8'1")

An extra garage just a stones throw from the property.

Outside

Outside the property you will find the private driveway with ample parking, an outbuild to the side of the property with an additional garage to the side of the property.

With access to the private rear garden from the side of the property you will find, a paved area, a grass area with apple trees and shrubs. All fully fenced and private throughout.

TENURE

The tenure of this property is Freehold

LOCAL AUTHORITY

Council tax band: C

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. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency

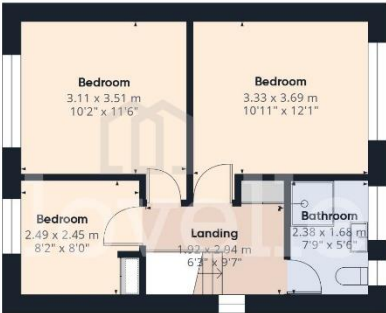


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



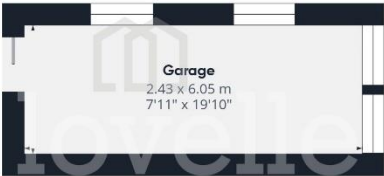
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾

134 m²
1443 ft²

Reduced headroom

1.5 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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