



**Willow Close
Ulceby
Ulceby
DN39 6UR**

**Offers in the Region Of
£160,000**

Crofts Estate Agents are pleased to bring to the market this delightful three bed semi detached house, situated in the idyllic village of Ulceby. Tucked away in the corner of Willow Close, this property presents itself as an ideal first time purchase, benefiting from excellent road links with easy access to the A180, local amenities including post office and good primary school. Heading into the accommodation, you will find the lounge, dining room and kitchen. To the first floor there are three bedrooms, two being doubles and the family bathroom. Externally there is ample off road parking with easy to maintain gardens to the front and rear.



Lounge

12' 2" x 15' 11" (3.71m x 4.85m)

Bright, airy and deceptively spacious, the main reception room comprises of laminate flooring which flows through to the dining room, tasteful decor, bay window and feature fire place with gas fire.

Dining Room

8' 1" x 9' 5" (2.46m x 2.87m)

Neutrally decorated with laminate flooring to match the living room, coving to the ceilings and sliding door to the rear.

Kitchen

7' 1" x 9' 5" (2.16m x 2.87m)

Enjoying the benefit of base and wall mounted units with worktops and tiled splashback to compliment. There is laminate flooring, plumbing for a undercounter fridge, sink with drainer and uPVC window to the rear elevation. There is also a side door which provides access to the rear garden.

Bedroom 1

9' 4" x 11' 9" (2.84m x 3.58m)

Bedroom one briefly comprises of carpeted flooring, radiator, modern decor with feature wall and uPVC window to the rear elevation

Bedroom 2

8' 6" x 11' 8" (2.59m x 3.55m)

Bedroom two briefly comprises of carpeted flooring, neutral decor, radiator and window to the front elevation.

Bedroom 3

6' 9" x 8' 6" (2.06m x 2.59m)

Bedroom three briefly comprises of carpeted flooring, neutral decor, radiator and window to the front elevation.

Bathroom

5' 7" x 5' 10" (1.70m x 1.78m)

Benefitting from laminate flooring, bath with shower above, WC, basin, radiator and uPVC window to the rear elevation.

Externally

To the front the is a stoned driveway creating off road parking with a low maintenance lawn. Through the side gate will reveal the rear garden with set in lawn, patio area and fencing around the perimeter.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

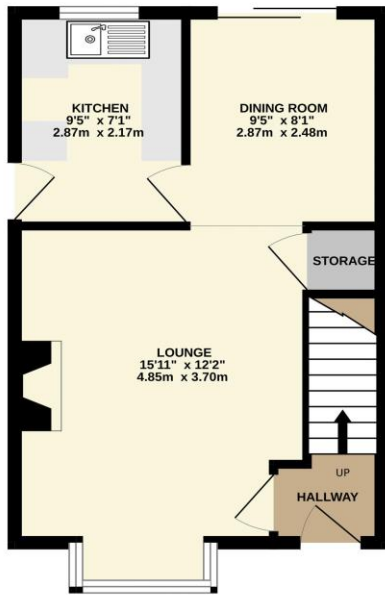
Mortgage and Financial Advice

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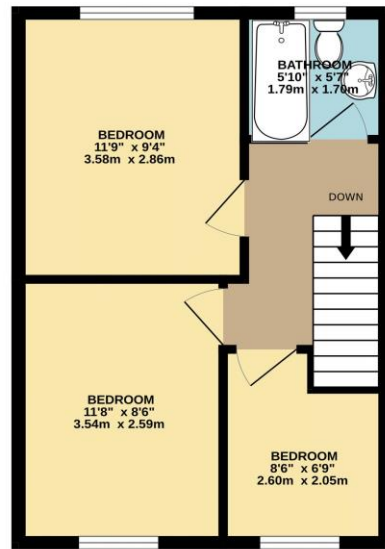
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GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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