



7 The Redwoods, Willerby, East Yorkshire, HU10 6DQ

- 📍 Stunning Detached House
- 📍 Delightful Location
- 📍 Versatile Accommodation
- 📍 Council Tax Band F
- 📍 Approx. 2,100 sq. ft
- 📍 Four Beds/Three Baths
- 📍 Lovely Private Garden
- 📍 Freehold/ EPC = C

£509,500

INTRODUCTION

Immaculately presented, versatile and very spacious accommodation at The Redwoods. Ideal for the discerning purchaser this stunning home has an array of quality fittings and a layout that affords flexibility of use with the potential of a ground floor bedroom if required. The property lies in the delightful location of The Redwoods, a small exclusive cul-de-sac to the side of the historic Willerby Hall. It enjoys a beautiful leafy and quiet environment that is so convenient for the excellent range of local shops and amenities. The accommodation is depicted on the attached floor plan and briefly comprises a central entrance hall with a useful cloaks cupboard situated off. Living space includes a stunning formal lounge with beautiful fireplace, large extended breakfast kitchen, day room, conservatory, bathroom and a dining room which could be used as bedroom 5. Upon the first floor are a series of four bedrooms and two shower rooms. The accommodation boasts gas fired central heating to radiators and uPVC framed double glazing. The property is approached across a long block set driveway which provides ample off street parking and access to the attached large double garage. Well tended gardens extend to the front. The enclosed rear garden is a particularly feature incorporating a stone patio, lawn and an array of beautiful borders.

LOCATION

The Redwoods is a small exclusive cul-de-sac situated to the side of Willerby Hall, set back from Main Street, Willerby. Tucked away, this quiet location is so convenient for the surrounding area's excellent range of shops and amenities including the nearby Willerby Shopping Park and supermarkets including Waitrose, Aldi, Lidl and Iceland. Analby Retail Park also lies within striking distance. Good schooling for all ages is available and Haltemprice Community & Sports Centre lies nearby. Immediate access is available to Hull City Centre, Beverley, Cottingham, The Humber Bridge approach road and the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:



ENTRANCE HALLWAY

With stairs leading to the first floor off. There is a large walk-in storage cupboard which houses the gas fired central heating boiler and meters.



LOUNGE

23'1" x 12'10" approx (7.04m x 3.91m approx)

A particularly elegant room which is light and airy having windows to both south and west elevations. The focal point of the room is a beautiful limestone fire surround housing a "living flame" gas fire.



BREAKFAST KITCHEN

29'5" x 9'10" approx (8.97m x 3.00m approx)

A particularly spacious room with ample area for table and chairs and settee etc. The kitchen features a range of high gloss fronted base and wall mounted units complimented by granite work surfaces with under counter sink and mixer tap. Appliances include an AEG double oven, four ring induction hob with stainless steel splashback and extractor hood above, dishwasher, microwave and fridge freezer. Windows to the front and side and external access door to side.





DINING ROOM/SITTING ROOM/BED 5

13'4" x 13' approx (4.06m x 3.96m approx)
With window overlooking the rear garden.



BATHROOM

A stylish bathroom comprising a panelled bath with shower attachment and screen, low level WC, fitted cabinet with inset wash hand basin, heated towel rail, tiling to floor. There is also plumbing for a washing machine within the fitted cupboards.



DAY ROOM

9'8" x 8'1" approx (2.95m x 2.46m approx)
With wide opening through to the conservatory.



CONSERVATORY

11' x 8' approx (3.35m x 2.44m approx)
Overlooking the rear garden with double doors leading out.



FIRST FLOOR

LANDING

Access to eaves.

BEDROOM 1

14'10" x 15'3" approx (4.52m x 4.65m approx)

Up to fitted wardrobes which run to the whole of one wall. This particularly spacious room has windows to front and rear elevations and an adjacent shower room.



SHOWER ROOM

With low level WC, wash hand basin and shower enclosure. Tiling to the floor, heated towel rail.



BEDROOM 2

13' x 10'8" approx (3.96m x 3.25m approx)
With fitted wardrobes and dressing table. Window to side elevation.



BEDROOM 3

11'3" x 10'3" approx (3.43m x 3.12m approx)
Window to front elevation.



BEDROOM 4

10'7" x 10'4" approx (3.23m x 3.15m approx)
Window to rear elevation. Access to eaves.



MAIN SHOWER ROOM

With large shower enclosure, low level WC, wash hand basin, tiling to the walls and floor.



OUTSIDE

The property is approached across a long block set driveway which provides ample off street parking and access to the attached large double garage. Well tended gardens extend to the front. The enclosed rear garden is a particularly feature incorporating a stone patio, lawn and an array of beautiful borders.







FRONT GARDEN



REAR VIEW OF PROPERTY



GARAGE

20'6" x 17'3" approx (6.25m x 5.26m approx)

A particularly spacious garage with two electric up and over entrance doors to the front. Within the garage is a sink plumbed with hot and cold water. Plumbing for automatic washing machine and useful double doors open out to the rear garden.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) 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 (ii) all descriptions, dimensions, 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 but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd 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 the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Total area: approx. 226.8 sq. metres (2441.7 sq. feet)

