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**Limb**  
MOVING HOME



*35a Well Lane, Willerby, East Yorkshire, HU10 6HB*

- 📍 Stunning Property
- 📍 Amazing Kitchen
- 📍 5 Beds/4 Baths
- 📍 Council Tax Band = F

- 📍 Great Specification
- 📍 Excellent Parking
- 📍 Such a Convenient Location
- 📍 Freehold/EPC = C

**£649,000**

## INTRODUCTION

A simply outstanding detached property featuring an amazing open plan kitchen. This beautiful contemporary home has a stylish quality specification and affords the very best of modern living with accommodation across three floors covering approximately 2,800sq.ft.. The layout provides much flexibility and is ideal for a growing family. The property is situated on Well Lane, an attractive street scene which is so convenient for the surrounding areas' variety of shops, amenities and schooling for all ages.

In brief, the accommodation comprises an impressive entrance hall, cloaks/W.C., fitted study, formal lounge and the heart of the house is the fabulous open plan kitchen with a stunning range of units, grand island, quartz tops and a host of integrated appliances. The living area has a log burner to one corner, ideal for those cosy nights. There is a wall of feature glazing including a "slide and stack" row of opening doors. There is also a separate large utility room. Upon the first floor are a series of four bedrooms including the main which is of particularly generous proportions. Beds 1 and 2 have the benefit of en-suite facilities. The upper floor is dedicated to a large double bedroom, again with the benefit of an en-suite. Outside the frontage is set to block paving providing excellent parking for several vehicles. The rear garden has a lawn and paved terrace directly outside the living kitchen with a further patio to one side to enjoy the sun throughout the day.

## LOCATION

Well Lane is a particularly attractive and established street scene situated off Main Street close to its junction with Great Gutter Lane East. Willerby is one of the area's popular residential areas situated to the western side of Hull. The immediate villages of Willerby, Kirk Ella and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed schooling, Willerby shopping park is within walking distance and a number of supermarkets are to be found nearby. The newly-refurbished Haltemprice Sports Centre is easily accessible and the property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

## ACCOMMODATION

A contemporary composite entrance door opens to:





### *ENTRANCE HALLWAY*

A particularly impressive hallway which has a staircase leading up to the first floor with oak balustrade.



### *W.C.*

With low level W.C. and wash hand basin.

### *LOUNGE*

15'0" x 22'0" approx (4.57m x 6.71m approx)  
Into deep bay window to the front elevation. Chimney breast housing inset log burner, further windows to side.



## STUDY

17'4" x 8'7" approx (5.28m x 2.62m approx)

Having an extensive range of fitted furniture comprising desk, cupboard, drawers and shelving.



## LIVING KITCHEN

22'6" x 32'3" approx (6.86m x 9.83m approx)

A simply stunning extended room situated to the rear of the house. A splendid view is available out to the rear garden through sleek contemporary "slide and stack" doors and a picture window. The living area features a corner log burner, ideal for those cosy winter nights. The kitchen has an extensive range of contemporary handleless units with quartz worksurfaces and mirrored upstands. There is also a matching island wrapped in quartz and housing a large stainless steel sink with Quooker instant hot water tap, induction hob with vacuum extractor, dishwasher. A bank of units house two Neff ovens, combination microwave and coffee machine. There is also a wine chiller, larder fridge and larder freezer.





*DINING AREA*





## LIVING AREA



## UTILITY ROOM

13'8" x 8'7" approx (4.17m x 2.62m approx)

With an excellent range of fitted units, sink and drainer, plumbing for automatic washing machine and space for dryer. External access door to side.

## FIRST FLOOR

### LANDING

With further staircase leading up to the second floor with matching oak balustrade.



### *BEDROOM 1*

17'5" x 12'7" approx (5.31m x 3.84m approx)  
With deep built in wardrobe, window to rear elevation.



### *EN-SUITE SHOWER ROOM*

With suite comprising low level W.C., wash hand basin on plinth and a large shower enclosure with two rainhead showers. tiling to the walls and floor,, heated towel rail.



### *BEDROOM 2*

13'3" x 11'7" approx (4.04m x 3.53m approx)  
Window to front elevation.



### *EN-SUITE SHOWER ROOM*

With suite comprising low level W.C., wash hand basin and corner shower cubicle, tiling to the walls and floor, heated towel rail.



### *BEDROOM 3*

12'4" x 9'5" approx (3.76m x 2.87m approx)  
Window to rear elevation.



### *BEDROOM 4*

9'0" x 13'0" approx (2.74m x 3.96m approx)  
Upto fitted wardrobes running to one wall, window to front elevation.





### *BATHROOM*

9'3" x 6'7" approx (2.82m x 2.01m approx)  
With attractive suite comprising a shaped bath, low level W.C., wash hand basin in cabinet, corner shower enclosure, tiling to the walls and floor, heated towel rail.



### *SECOND FLOOR*

#### *LANDING*

#### *BEDROOM 5*

18'7" x 17'6" approx (5.66m x 5.33m approx)  
With fitted wardrobes and cupboard to corner housing hot water cylinder.



### *EN-SUITE SHOWER ROOM*

With suite comprising concealed flush W.C., wash hand basin in cabinet, corner shower enclosure, tiling to the walls and floor, heated towel rail.



### *OUTSIDE*

Outside the frontage is set to block paving providing excellent parking for several vehicles. The rear garden has a paved terrace directly outside the living kitchen with a further patio to one side to enjoy the sun throughout the day. There is a lawn, shed and fencing to the perimeter.



### *REAR VIEW*





### *AGENTS NOTE*

The property lies close to the entrance of Wolfreton Secondary School.

### *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.

### *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.

### *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*

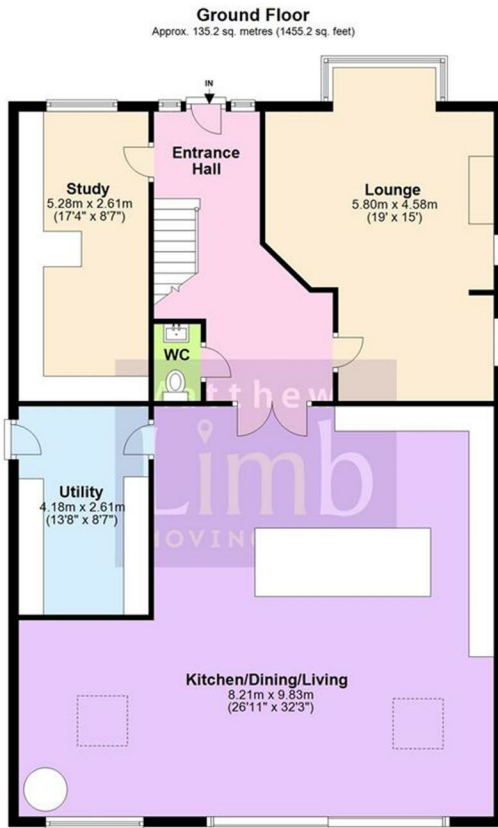
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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Total area: approx. 262.4 sq. metres (2824.7 sq. feet)

