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Matthew  
**Limb**  
MOVING HOME



*10 Ganton Way, Willerby, East Yorkshire, HU10 6NJ*

- 📍 Semi Detached House
- 📍 Extended Accommodation
- 📍 Popular Location
- 📍 Council Tax Band = D
- 📍 3 Good Sized Bedrooms
- 📍 Dining Kitchen
- 📍 Viewing Recommended
- 📍 Freehold/EPC = C

**£210,000**

## INTRODUCTION

This extended semi detached house stands in a very popular street scene, well placed for the surrounding areas shops, schools and amenities. The well presented accommodation briefly comprises an entrance porch, hallway, lounge with rear dining area and a extended dining kitchen. Upon the first floor are three good sized bedrooms served by a bathroom. There is gas fired central heating to radiators via a recently installed boiler and uPVC framed double glazing. The property has an attractive wide frontage with lawned gardens and a side drive leading to the garage which has an electric automated up and over entry door. The rear garden enjoys a westerly facing aspect.

## LOCATION

Ganton Way is situated off Kingston Road and is well placed for the surrounding areas excellent range of shops and amenities including Anlaby Retail Park and Willerby Shopping Park. The area also affords the newly refurbished Haltemprice sports and community centre and easy access can be gained towards Hull City Centre, the Humber Bridge and the A63/M62 motorway network. The area is well served by schooling for all ages.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE PORCH

With internal door to hallway. A welcoming hallway with staircase leading up to the first floor.

## LOUNGE

11'8" x 11'6" approx (3.56m x 3.51m approx)

With window to front elevation. Feature fire surround with marble hearth and backplate housing electric fire.



*DINING AREA*

10'5" x 10'0" approx (3.18m x 3.05m approx)  
With window to rear elevation.



*DINING KITCHEN*

16'3" x 10'0" approx (4.95m x 3.05m approx)  
Having a range of fitted base and wall mounted units with roll top work surfaces, one and a half sink and drainer, plumbing for automatic washing machine and space for a dryer, plumbing for a dishwasher, cooker slot with filter hood above. Window and door to rear.



*FIRST FLOOR*

*LANDING*

Window to side elevation.

*BEDROOM 1*

11'0" x 9'8" approx (3.35m x 2.95m approx)

Upto fitted wardrobes with drawers running to one wall.



*BEDROOM 2*

11'6" x 8'8" approx (3.51m x 2.64m approx)

With fitted wardrobes, dressing table and drawers, cupboard and window to rear elevations.



### *BEDROOM 3*

16'5" x 9'5" approx (5.00m x 2.87m approx)  
With fitted wardrobes and dressing table, window to front elevation.



### *BATHROOM*

With low level W.C., wash hand basin, bath with shower attachment, tiled surround.



### *OUTSIDE*

The property has a wide frontage to Ganton Way with lawned areas flanking a driveway which provides parking and access to the garage with its automated up and over entry door. The rear garden enjoys a westerly aspect and is lawned compliments by a patio area.



## *TENURE*

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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.

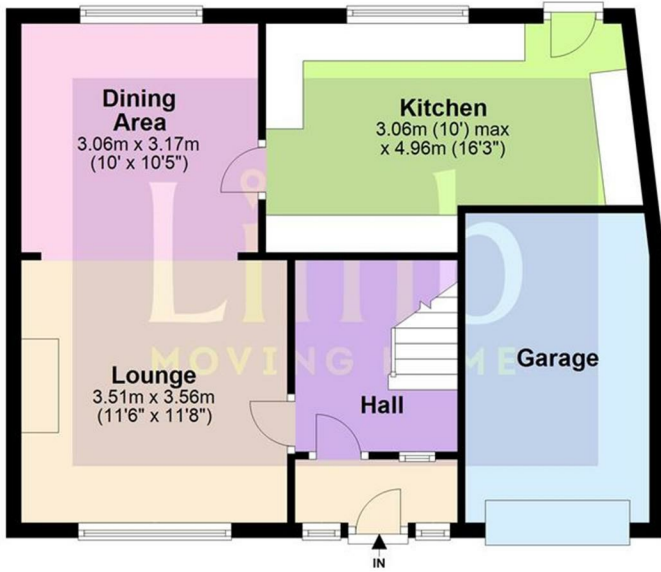
## *VALUATION SERVICE*

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.



**Ground Floor**

Approx. 55.4 sq. metres (596.5 sq. feet)



**First Floor**

Approx. 47.6 sq. metres (512.1 sq. feet)



Total area: approx. 103.0 sq. metres (1108.5 sq. feet)



