



*101 Kingston Road, Willerby, East Yorkshire, HU10 6AH*

- 📍 Semi-Detached House
- 📍 Beautifully Presented
- 📍 Stunning Living Kitchen
- 📍 Council Tax Band = C
- 📍 Lovely Rear Garden
- 📍 Excellent off Street Parking
- 📍 Convenient Location
- 📍 Freehold / EPC = D

**£299,950**



## INTRODUCTION

Occupying a most convenient location is this stunning semi-detached house with fabulous open plan kitchen to the rear. The property has been extended and upgraded by the current owners creating a lovely family home. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, cloaks/W.C., lounge with bay window plus the superb living kitchen to the rear with a host of integrated appliances. Upon the first floor are three bedrooms plus a modern bathroom with shower facility. The property has the benefit of gas central heating and uPVC double glazing.

To the front and side of the property is a gravelled driveway providing good off street parking. The beautiful rear garden enjoys a decked area with lawn beyond and attractive shrubbery.



## LOCATION

The property is situated along Kingston Road close to the amenities of the Northella shopping parade. The surrounding area of Willerby, Anlaby and Kirk Ella offers an excellent range of shops, recreational facilities and amenities including schooling at nearby Carr Lane Primary School and Wolfreton Secondary School. Willerby Shopping Park is home to Waitrose supermarket and a variety of other shops and Anlaby Retail Park is also easily accessible. Haltemprice sports centre lies nearby and the property is conveniently placed for access to 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

Residential entrance door to:

### ENTRANCE HALLWAY

With staircase leading to the first floor and window to side.

### CLOAKS/W.C.

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

## LOUNGE

14'3" x 10'9" approx (4.34m x 3.28m approx)

Measurements into bay window to front elevation. Feature fire surround with ornate cast inset, marble hearth and living flame gas fire.



### OPEN PLAN LIVING KITCHEN

23'3" x 17'10" approx (7.09m x 5.44m approx)  
Measurements to extremes.

Stunning space situated to the rear of the property with French doors opening out to the rear garden. The kitchen has an extensive range of contemporary base and wall units with a mix of quartz and solid oak work surfaces and a central island with breakfast bar peninsular. There is an under counter sink, double oven, four ring gas hob, fridge/freezer, dishwasher, washing machine and heat pump tumble dryer.



*KITCHEN AREA*





*LIVING AREA*



*FIRST FLOOR*

*LANDING*

With window to side.

### *BEDROOM 1*

14'3" x 10'6" approx (4.34m x 3.20m approx)  
Measurements into bay window to front elevation.



### *BEDROOM 2*

11'0" x 10'6" approx (3.35m x 3.20m approx)  
Window to rear elevation.



### *BEDROOM 3*

7'4" x 5'5" approx (2.24m x 1.65m approx)  
Window to front elevation.



### BATHROOM

With modern suite comprising a bath with shower over plus separate shower attachment, wash hand basin and low flush W.C. Tiling to walls, window to rear.



### OUTSIDE

To the front of the property is a gravelled driveway which leads to the side and provides good off street parking. The rear garden is a particular feature with a lovely decked area and lawn beyond. Attractive shrubbery and fencing to the boundary. There is also a garden shed.





## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

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

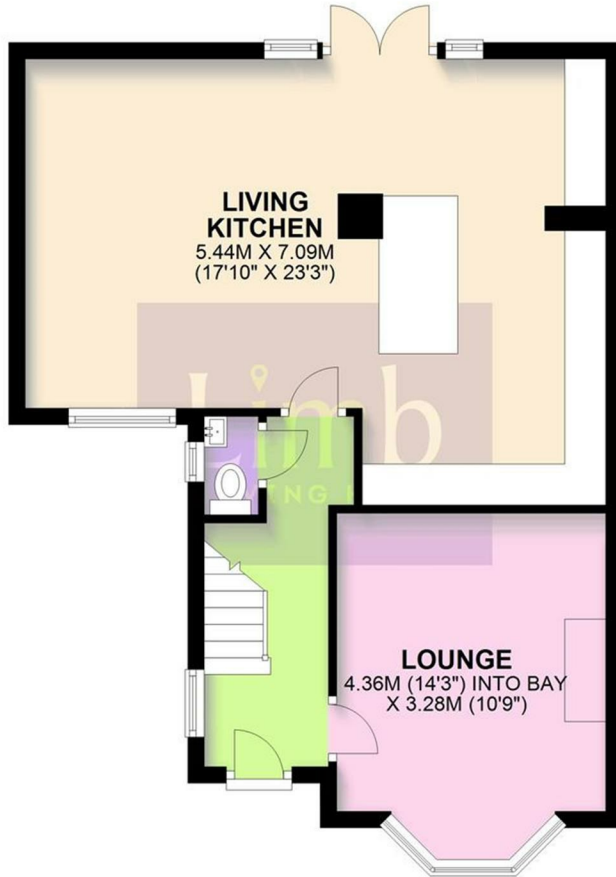
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





### GROUND FLOOR

APPROX. 53.7 SQ. METRES (577.5 SQ. FEET)



### FIRST FLOOR

APPROX. 35.6 SQ. METRES (383.6 SQ. FEET)



TOTAL AREA: APPROX. 89.3 SQ. METRES (961.1 SQ. FEET)

**101 KINGSTON ROAD, WILLERBY**

