

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



39 Well Lane, Willerby, East Yorkshire, HU10 6HB

- 📍 Detached Bungalow
- 📍 Generous Accommodation
- 📍 Three Beds/Two Shower Rooms
- 📍 Council Tax Band = E
- 📍 Spacious Lounge/Diner
- 📍 Modern Kitchen
- 📍 Driveway & Double Garage
- 📍 Freehold / EPC = B

Offers Over £300,000

INTRODUCTION

Built to an individual design in 1984 is this detached bungalow which has had one owner since new and offers generously proportioned accommodation complemented by a good sized plot, excellent parking and a double garage. The accommodation is arranged on one level and comprises an entrance hallway, modern kitchen with quartz worksurfaces, spacious 'L' shaped lounge/diner, three good sized bedrooms with fitted wardrobes plus a shower room and en-suite wet room style shower room to the main bedroom.

The property occupies a good sized plot with an extensive frontage set out for ease of maintenance and a side drive providing excellent off street parking and leading onwards to the detached double garage. The rear garden is mainly lawned with a greenhouse plus shed and car-port area.

Solar Panels are fitted to the roof with approximately ten years of index linked top FiT to go which generates around £2,000 per annum overall benefit.

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

Residential entrance door to:

ENTRANCE HALLWAY

Carpeted with wall mirror, radiator shelf, auto night light in niche and loft access hatch with remote controlled ladder to boarded loft.



KITCHEN

11'2" x 9'2" approx (3.40m x 2.79m approx)

Having a range of modern fitted base and wall units with quartz worksurfaces, corner sink with mixer tap, oven, four ring gas hob with filter hood above, space for a fridge freezer, plumbing for a 9 place dishwasher included if required, under counter freezer included if required, tiled floor and window to side.



LOUNGE/DINER

22'1" x 21'7" approx (6.73m x 6.58m approx)

Measurements to extremes.

With tilt and slide patio doors to front, windows to side elevations.

Inset gas fire.

Included in the sale are curtain poles, carpet, vertical window blinds, tv wall bracket, wall mirror, corner shelves and radiator shelves.



LOUNGE AREA



DINING AREA



UTILITY

With fitted base and wall units, sink and drainer, plumbing for a washing machine, space for tumble dryer, cupboard housing the gas central heating boiler. Window to side. Tiled walls, curtain rail.

BEDROOM 1

12'5" x 10'6" approx (3.78m x 3.20m approx)
Measurements up to fitted wardrobes. Windows to side and rear elevations.

Included: Carpet, fixed 'honeycomb' (storage) king-size bed base, dressing table, curtain poles and roller blinds.



EN-SUITE

With tiled wet room style shower with thermostatic shower control, vanity unit with wash hand basin and low flush W.C.. Windows to three sides and a razor socket.



BEDROOM 2

12'8" x 10'9" approx (3.86m x 3.28m approx)

With fitted wardrobes, dressing table and stool. Laminate flooring, curtain pole, net curtain and roller blind. Fixed 'honeycomb' (storage) king-size bed base.



BEDROOM 3

12'8" x 9'5" approx (3.86m x 2.87m approx)

Measurements into fitted wardrobes. Window to rear.

Includes: curtain pole and curtains, laminate floor.



SHOWER ROOM

With large shower enclosure with thermostatic shower control, fitted units with wash hand basin, tiled surround, wall mirrors and vanity lights. Window to side and a razor socket.



W.C.

With low flush W.C. and wash hand basin, tiled floor and walls, window to side.



OUTSIDE

The property occupies a good sized plot with an extensive frontage set out for ease of maintenance and a side drive providing excellent off street parking and leading onwards to the detached double garage with remote control electric roller door, electric and water, shelving and drawers, hosepipe and reel. The rear garden is mainly lawned with a greenhouse with staging down both sides and ventilators, and watering pipe. There is a shed with shelving and electrics and car-port area with clothes drying lines and electric light.



DRIVEWAY



REAR VIEW



SOLAR PANELS

Solar panels are fitted to the roof with approximately ten years of index linked top FiT to go. The panels generate approximately £2,000 per annum total benefit. Potential of £20,000 over the ten years.

TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure 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. 111.6 SQ. METRES (1200.9 SQ. FEET)
39 WELL LANE, WILLERBY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	90	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	