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**Limb**  
MOVING HOME



*31 Thornwick Avenue, Willerby, East Yorkshire, HU10 6LS*

- 📍 Semi-Detached House
- 📍 Open Plan Living
- 📍 Three Bedrooms
- 📍 Council Tax Band = C

- 📍 Contemporary Fittings
- 📍 Lovely Rear Garden
- 📍 Parking for 2 Vehicles
- 📍 Freehold / EPC = C

**£264,000**

## INTRODUCTION

This charming semi-detached house could be your next dream home! This property boasts 3 bedrooms, perfect for a growing family. This recently modernised home offers a comfortable and stylish living space. The open plan layout creates a seamless flow between the living, dining, and kitchen areas, making it ideal for entertaining guests or relaxing.

One of the standout features of this property is the parking space for two vehicles, ensuring ease and convenience. Say goodbye to the hassle of searching for parking spots!

Located in the popular village of Willerby, Hull, this property combines the tranquillity of suburban living with easy access to local amenities and schools. Whether you're looking for a peaceful retreat or a vibrant community, Thornwick Avenue offers the best of both worlds.

Don't miss out on the opportunity to make this house your home. Book a viewing today and step into the future of comfortable and contemporary living!

## LOCATION

Thornwick Avenue is situated off Kingston Road, close to its junction with The Parkway/Gorton Road roundabout. Willerby, Anlaby and Kirk Ella offer an excellent range of shops, recreational facilities and amenities including schooling at Carr Lane Primary School and Wolfreton Secondary School. 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

Light and airy with tiled floor and staircase leading up to the first floor.





## OPEN PLAN LIVING

24'6" x 18'9" approx (7.47m x 5.72m approx)  
Measurements to extremes. With tiled floor throughout.



## LIVING AREA

Having as its focal point a media wall with shelving to alcoves and a feature electric fire. Bay window to front.



## KITCHEN/DINING

Having an extensive range of contemporary units with complementing worksurfaces and matching central island with breakfast bar peninsular. There is a sink and drainer with mixer tap, oven and hob with filter hood above, integrated fridge/freezer and dishwasher plus plumbing for a washing machine. Pantry cupboard, understairs cupboard, windows to side and rear elevations. External access door to the garden.



## FIRST FLOOR

### LANDING

Window to side.

## BEDROOM 1

11'11" x 11'0" approx (3.63m x 3.35m approx)  
Measurements into fitted wardrobes with mirrored doors. Bay window to front.



## BEDROOM 2

12'3" x 11'1" approx (3.73m x 3.38m approx)  
With fitted wardrobes and window to rear.



## BEDROOM 3

7'7" x 7'4" approx (2.31m x 2.24m approx)  
Window to front.





## SHOWER ROOM

With suite comprising a walk in shower with glass panel and vanity unit with wash hand basin. Tiling to walls, heated towel rail and window to rear.



## W.C.

With low flush W.C., tiled walls and window to side.

## OUTSIDE

The gravelled driveway to the front provides off street parking for up to two vehicles. The rear garden is lawned with patio area plus a raised sun deck to the rear. There is a detached garage accessed via the rear tenfoot.



## *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*

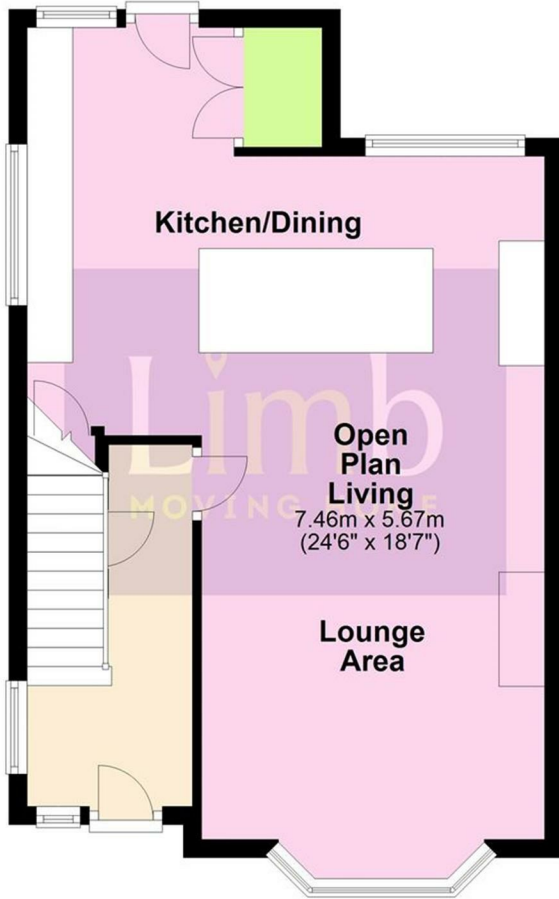
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





## Ground Floor

Approx. 46.5 sq. metres (500.4 sq. feet)



## First Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



Total area: approx. 89.2 sq. metres (959.7 sq. feet)

