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Limb
MOVING HOME



3 Glenham Drive, Willerby, East Yorkshire, HU10 6SN

- 📍 Versatile and Spacious
- 📍 Two Story Detached
- 📍 Ground and First Floor Beds
- 📍 Council Tax Band = E
- 📍 4 Bedrooms
- 📍 Striking Kitchen and Bathrooms
- 📍 Tucked Away Location
- 📍 Freehold/EPC = D

£348,950

INTRODUCTION

This fabulous detached property is tucked away on Glenham Drive off Aston Road, Willerby with approximately 1,500sq.ft. of accommodation over two floors. The layout provides much versatility having bedrooms to both ground and first floor levels. The current owners have enhanced the property significantly to create a warm and welcoming family home of which early viewings is strongly recommended. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hall, large lounge with bi fold doors out to the garden, striking kitchen, study, two ground floor bedrooms and a stylish shower room. Upon the first floor are two large double bedrooms served by a modern bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. Outside there is good parking to a driveway and garage with remote electric roller shutter door. Wrought iron gates open to a hard standing area providing further parking if necessary, adjacent to which is a lawned garden. The rear garden enjoys a westerly aspect and backs onto school playing fields. There is a lawn and a resin patio. In all, a lovely home of which early viewing is recommended.



LOCATION

Glenham Drive is a private driveway accessed to the western side of Aston Road, Willerby. The surrounding areas of Willerby, Anlaby and Kirk Ella offer an excellent range of shops and amenities including the nearby Anlaby Retail Park which lies a short distance away. The newly refurbished Haltemprice sports and community centre is also easily accessible and convenient access is available to Hull city centre, the Humber Bridge and the A63/M62 road network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A spacious entrance hallway providing access to all rooms upon the ground floor. Double cupboard houses the hot water cylinder.

LOUNGE

21'8" x 14'4" approx (6.60m x 4.37m approx)

A particularly spacious room with bi folding doors which open out to the westerly facing patio. A chimney breast houses a log burner and there are windows to either side.



KITCHEN

14'4" x 11'4" approx (4.37m x 3.45m approx)

Having a striking range of high gloss fronted base and wall mounted units with work surfaces, one and a half sink and drainer. There is a Siemens oven, combination microwave oven, four ring induction hob, extractor hood above, dishwasher, fridge freezer and washing machine. Windows to both front and side elevations.



STUDY

12'0" x 9'9" approx (3.66m x 2.97m approx)
With external access door to rear.

BEDROOM 3/SITTING ROOM

12'8" x 11'10" approx (3.86m x 3.61m approx)
With cantilever style window to rear elevation.



BEDROOM 4

11'5" x 8'9" approx (3.48m x 2.67m approx)
Window to front elevation.



SHOWER ROOM

A stylish recently installed shower room comprising low level W.C., wash hand basin in cabinet, large "walk in" shower area with both a rainhead and handheld shower system, heated towel rail.



FIRST FLOOR

LANDING

BEDROOM 1

13'8" x 14'9" approx (4.17m x 4.50m approx)

To the face of wardrobes which run to one wall. There are access points available to the eaves. The central heating boiler is housed within the wardrobe.



BEDROOM 2

13'8" x 13'2" approx (4.17m x 4.01m approx)
With access points to the eaves.



BATHROOM

With suite comprising low level W.C., pedestal wash hand basin and bath with shower oven, heated towel rail.



OUTSIDE

A driveway to the front provides access to the single garage with an remote electric roller shutter door. Wrought iron gates open to a block set hard standing area ideal for further parking. There is a lawned garden. The rear garden enjoys a westerly aspect and incorporates a resin patio, lawn and fencing to the perimeters.



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 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, 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

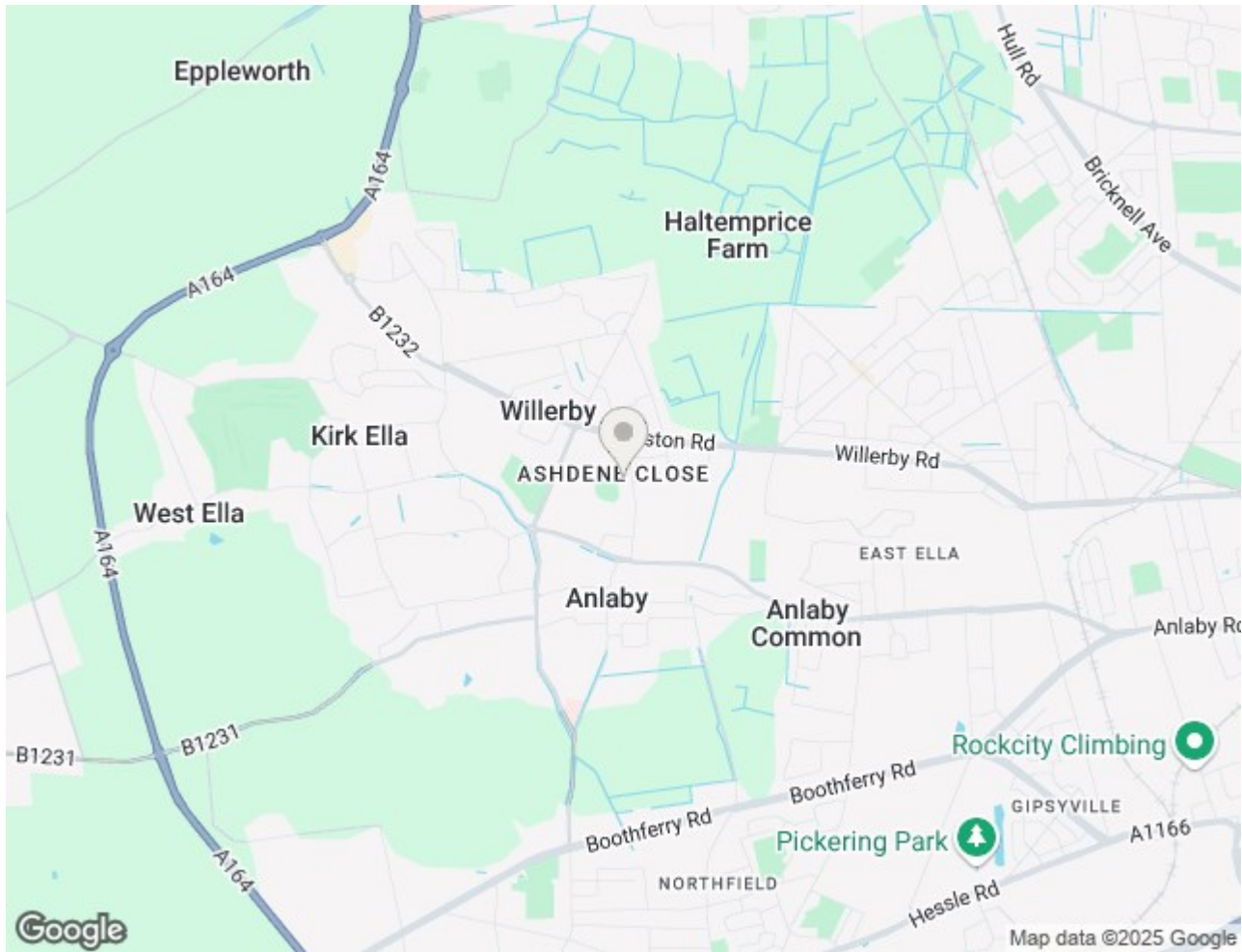
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.



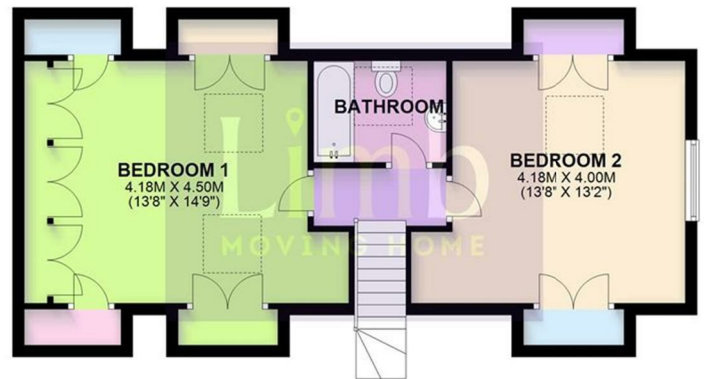
GROUND FLOOR

APPROX. 97.3 SQ. METRES (1047.5 SQ. FEET)




FIRST FLOOR

APPROX. 54.9 SQ. METRES (591.2 SQ. FEET)



TOTAL AREA: APPROX. 152.2 SQ. METRES (1638.6 SQ. FEET)
3 GLENHAM DRIVE

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

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