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**Limb**  
MOVING HOME



*201 Kingston Road, Willerby, East Yorkshire, HU10 6AN*

- 📍 End-of-Terrace House
- 📍 3 Bedrooms
- 📍 Huge Potential
- 📍 Council Tax Band = B

- 📍 Spacious Layout
- 📍 Convenient Location
- 📍 Rear Garage
- 📍 Freehold/EPC = D

**£165,000**

## INTRODUCTION

Such a convenient location! This end terraced house in the desirable area of Willerby, boasts three bedrooms, making it a perfect home for a growing family and those looking for a range of amenities on the doorstep.

The property offers huge potential for you to refurbish and make your own. The accommodation is depicted on the attached floorplan and briefly comprises a living room, kitchen/diner, 3 bedrooms and shower room. Outside lies a block set garden to the front. To the rear is a well presented and easy to maintain garden plus a garage and parking space.

Situated in a family-friendly neighbourhood close to reputable schools, this property is perfect for those looking for a safe and familiar community to call home.

Don't miss out on the opportunity to own this spacious 3 bedroom home in a great location offering huge potential.

## LOCATION

The property is ideally placed for Willerby's excellent range of shops and amenities. Kingston Road itself offers a parade with restaurants, coffee shops and convenience stores. Willerby and the immediate surrounding villages of Kirk Ella and Anlaby offer an excellent range of shops, recreational facilities in addition to well-reputed schooling. Willerby Shopping Park lies nearby and a number of supermarkets are to be found locally. The newly refurbished Haltemprice Sports Centre is within walking distance, as well as having a range of local sports and social clubs to participate in. Carr Lane Primary School and Wolfreton Secondary School can be found nearby. The property is conveniently placed for Hull city centre with a bus stop nearby. The Humber Bridge, the nearby towns of Cottingham and Beverley are accessible in addition to the A63/M62 motorway network.

## ACCOMMODATION

Oak entrance door to:

### PORCH

With windows to side.

### LIVING ROOM

17'2" x 12'1" approx (5.23m x 3.68m approx)

With bay window to front and electric fireplace within stone surround.

Stairs with cupboard underneath lead to first floor.





## KITCHEN/DINING ROOM

17'2" x 8'10" approx (5.23m x 2.69m approx)  
Spacious area with huge potential. Sink and drainer sit beneath window to rear, and 4-ring gas hob sits atop fitted units, oven and grill. Windows to rear, back door leads out to rear garden.



## FIRST FLOOR

### LANDING

### BEDROOM 1

10'6" x 10'11" approx (3.20m x 3.33m approx)  
With bay window to front. Fitted wardrobe.



## BEDROOM 2

10'11" x 10'7" approx (3.33m x 3.23m approx)  
With window to rear, fitted wardrobe and cupboard.



## BEDROOM 3

7'4" x 5'11" approx (2.24m x 1.80m approx)  
With window to front elevation.



## SHOWER ROOM

5'3" x 5'8" approx (1.60m x 1.73m approx)  
With wheelchair-accessible shower, W.C. and wash-hand basin.  
Window to rear elevation.



## GARDEN

Well-presented, secure rear garden with decorative slate features. Artificial lawn and fencing to boundaries. A garage and parking space are access by a rear "tenfoot"



## 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 B. 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

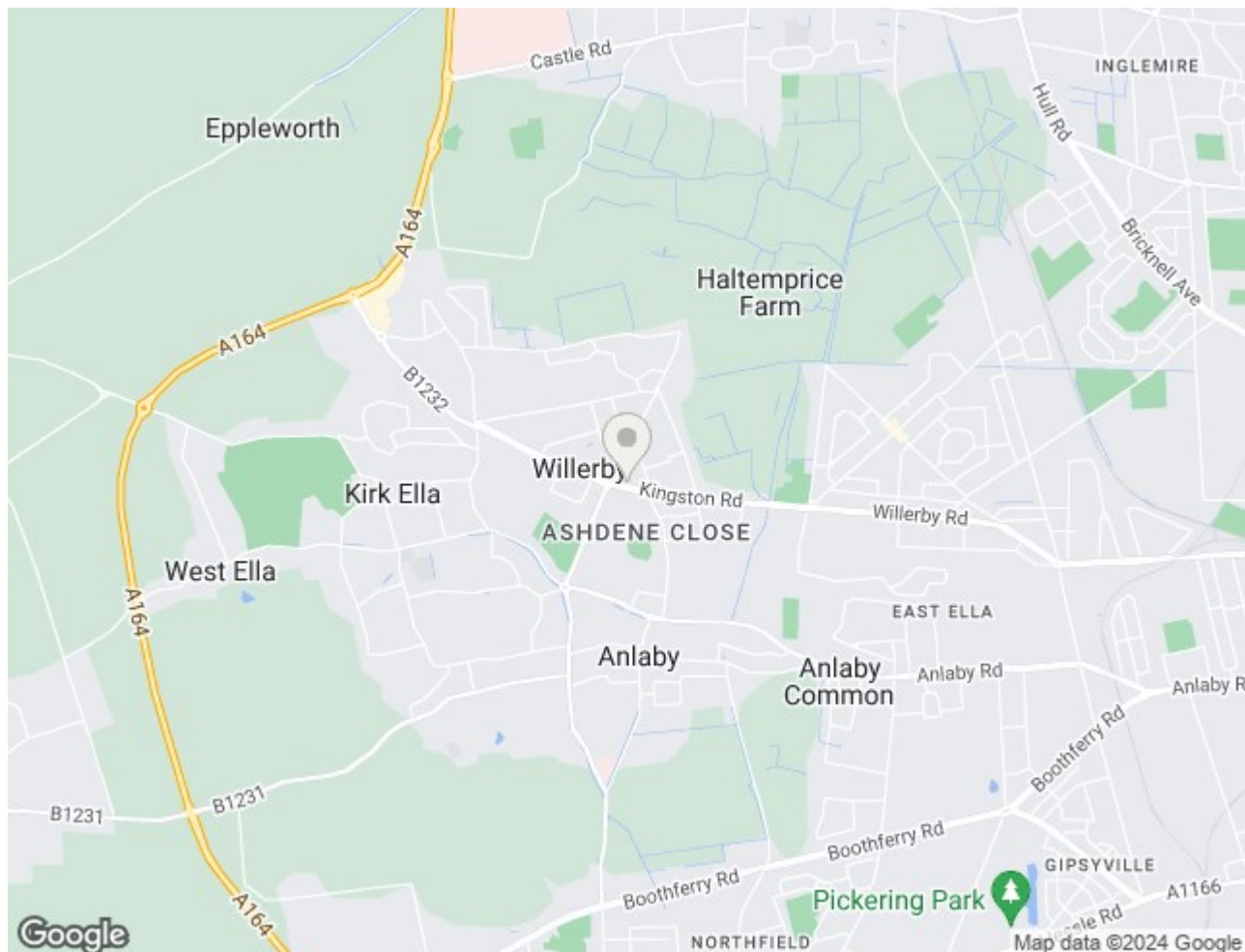
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

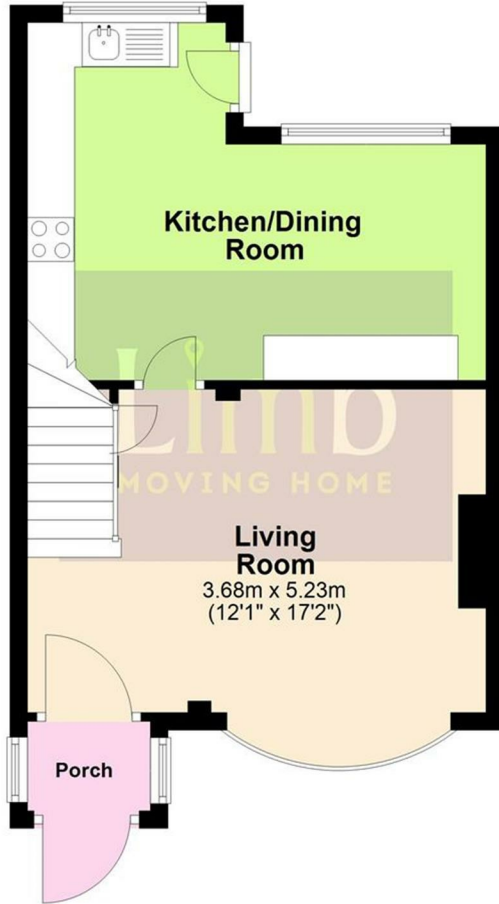
## VALUATION SERVICE

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.



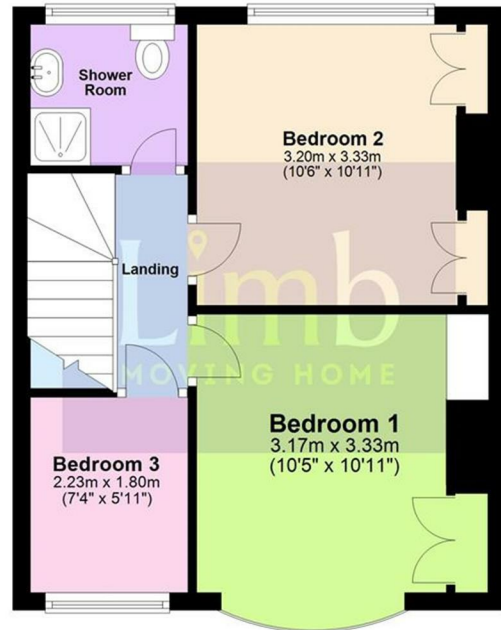
## Ground Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



## First Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



Total area: approx. 73.0 sq. metres (785.9 sq. feet)

