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Limb
MOVING HOME



Plot 193 Whitfield Road, West Hill, Willerby, East Yorkshire, HU10 7GF

- 📍 New Build Detached
- 📍 £12,000 of Upgrades
- 📍 Stunning Living Kitchen
- 📍 Three Bedrooms
- 📍 Spacious Lounge
- 📍 Utility & W.C.
- 📍 Driveway & Garden
- 📍 Freehold/EPC = B

£319,995

INTRODUCTION

This stunning new build detached house is located within the West Hill II development built by Beal Homes. This property boasts three bedrooms and two bathrooms, providing ample space for a growing family or those who love to entertain guests.

One of the standout features of this property is the upgrades throughout, worth an impressive £12,000. These upgrades add a touch of luxury and modernity to the house, making it truly stand out from the rest.

The property features a stunning open plan living kitchen with bi-folding doors opening out to the westerly facing rear garden. The spacious lounge enjoys a dual aspect and the utility room and cloaks/W.C. offer much convenience. The driveway provides parking for two cars and the rear garden is lawned with an attractive curved wall to the boundary.

Whether you're looking for a family home with plenty of space, a place to entertain friends, or simply a tranquil retreat to call your own, this property ticks all the boxes. Don't miss out on the opportunity to make this house your home.

LOCATION

West Hill Road forms part of the recent prestigious "West Hill" development by Messrs Beal Homes. West Hill Road is situated off Beverley Road close to Willerby shopping park and a host of general amenities. Willerby and the surrounding area provide more extensive facilities and convenient access towards Beverley, Hull city centre or the Humber Bridge and motorway network.

ACCOMMODATION

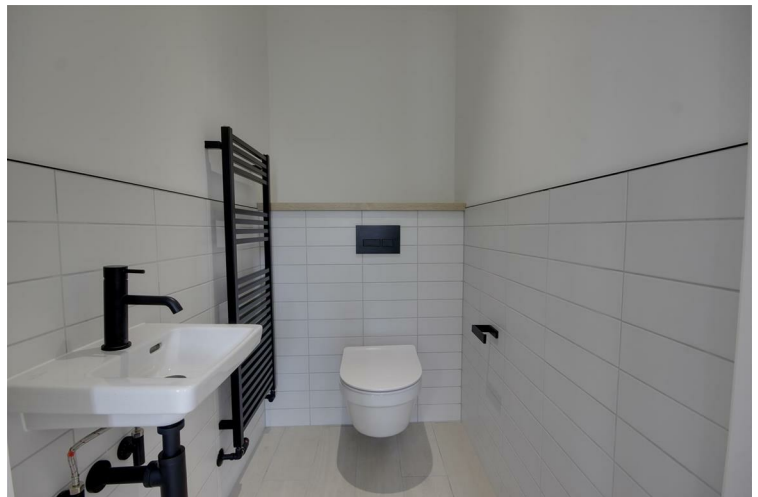
Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor.

CLOAKS/W.C.

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



LOUNGE

18'1" x 9'9" approx (5.51m x 2.97m approx)
Windows to front and side elevations.



OPEN PLAN LIVING KITCHEN

18'1" x 9'8" approx (5.51m x 2.95m approx)
With bi-folding doors leading out to the south westerly rear garden.



KITCHEN AREA

Having a range of contemporary units with contrasting worksurfaces, sink and drainer with mixer tap, integrated appliances including an oven, four ring hob with filter hood above, fridge/freezer and dishwasher. Window to rear.



UTILITY

With plumbing for a washing machine. Understairs storage cupboard.



FIRST FLOOR

LANDING

With useful store cupboards.

BEDROOM 1

10'6" x 10'5" approx (3.20m x 3.18m approx)
Window to front.



EN-SUITE SHOWER ROOM

With stylish suite comprising a walk in shower with glass panel and black fittings, wash hand basin and low flush W.C. Tiled surround and floor.



BEDROOM 2

10'8" x 9'2" approx (3.25m x 2.79m approx)
Window to front.



BEDROOM 3

10'4" x 7'4" approx (3.15m x 2.24m approx)
Window to side.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiled surround and floor. Window to side



OUTSIDE

The property occupies a corner position with driveway to the side providing off street parking. The rear garden enjoys a south westerly aspect and is mainly laid to lawn with attractive curved brick wall to one boundary wall.



TENURE

Freehold

COUNCIL TAX BAND

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

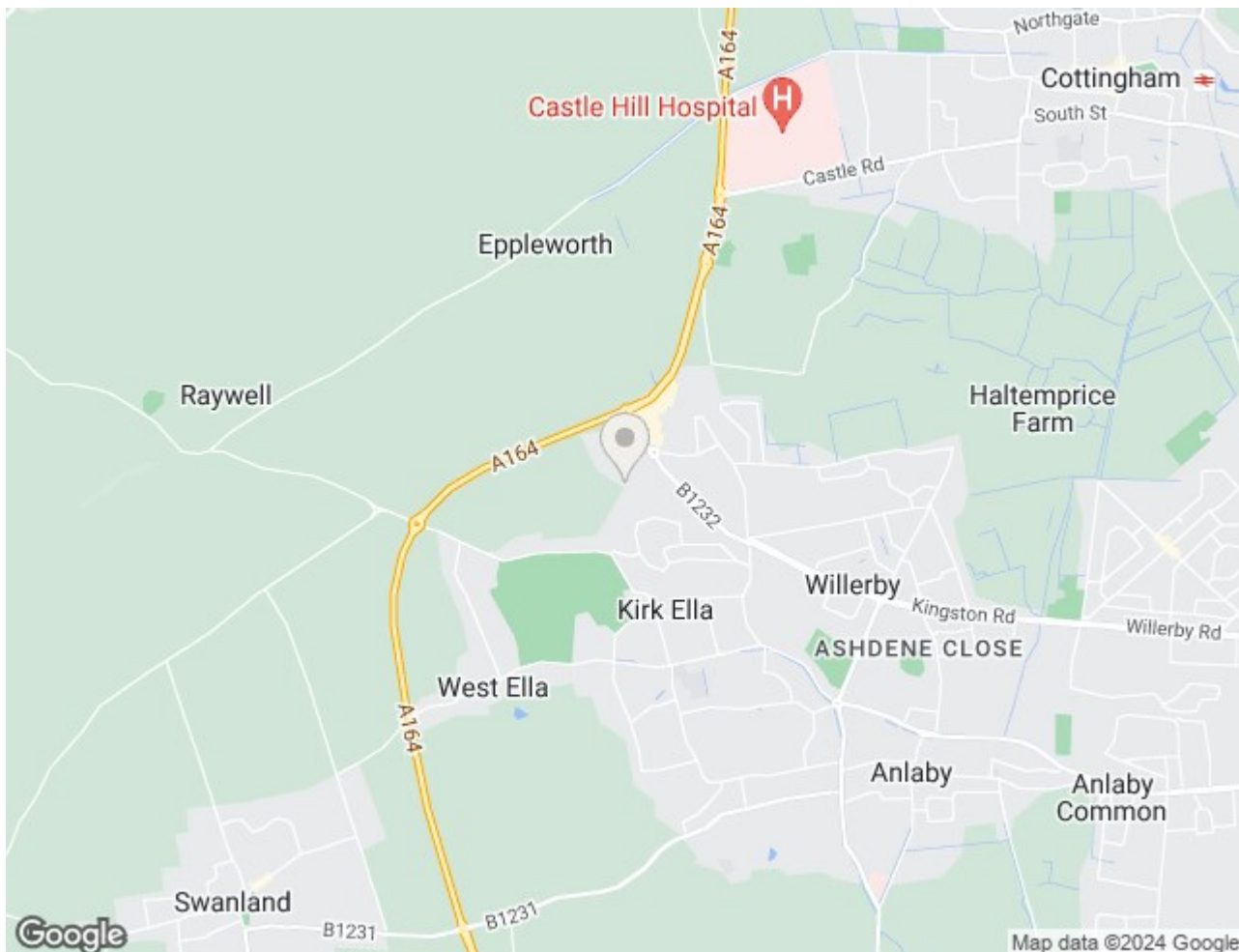
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

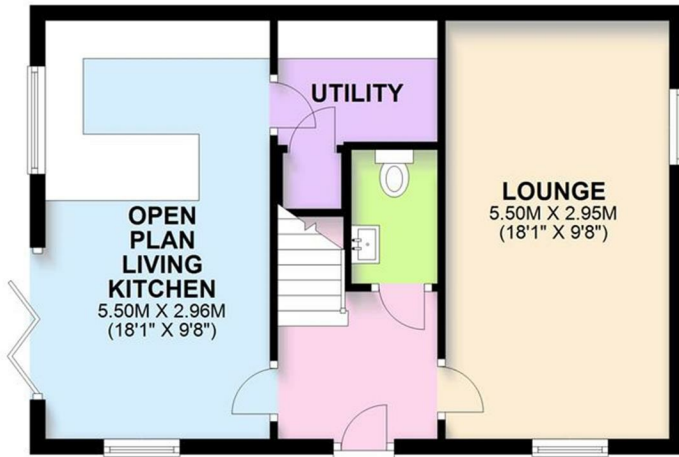
VALUATION SERVICE

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.



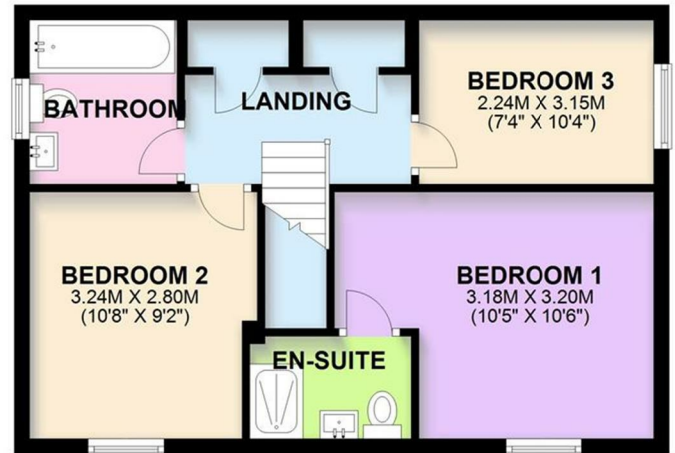
GROUND FLOOR

APPROX. 45.1 SQ. METRES (485.9 SQ. FEET)



FIRST FLOOR

APPROX. 45.5 SQ. METRES (490.0 SQ. FEET)



TOTAL AREA: APPROX. 90.7 SQ. METRES (975.9 SQ. FEET)
PLOT 193, WEST HILL, WILLERBY

