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**Limb**  
MOVING HOME



*18 Lilac Avenue, Willerby, East Yorkshire, HU10 6AE*

- 📍 Semi-Detached House
- 📍 Four Fitted Bedrooms
- 📍 Two Reception Rooms
- 📍 Council Tax Band = C

- 📍 Modern Bathroom
- 📍 Garden with Summerhouse
- 📍 Off Street Parking
- 📍 Freehold / EPC =

**£325,000**

## INTRODUCTION

Occupying an attractive cul-de-sac position is this well presented semi-detached house with a large rear garden and off street parking for multiple cars. The extended accommodation is ideal for families with four bedrooms all with fitted wardrobes and the large rear garden with attractive deck and summerhouse. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, spacious lounge, open plan kitchen with dining and living areas plus a utility room and cloaks/W.C. Upon the first floor are four bedrooms all with fitted wardrobes and there is a family bathroom with separate shower. The property has the benefit of gas central heating and double glazing.

To the front of the property is a driveway for two vehicles and the rear garden enjoys a large deck directly adjoining the rear of the property with lawn beyond and a large summerhouse.

## LOCATION

Lilac Avenue is situated off Hawthorn Avenue in Willerby. Hawthorne Avenue is accessed off Kingston Road and is an established residential area. Willerby is one of the area's most popular locations to the western side of the city of Hull. The immediate villages of Willerby, Kirk Ella and Anlaby offer an extensive range of shops, recreational facilities and amenities which include Anlaby retail park where many named brands and supermarkets are situated. In addition there is well reputed public and private schooling nearby including 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 town of Cottingham and the historic town of Beverley in addition to convenient access available to the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALLWAY

With staircase leading to the first floor and cupboard under.





## LOUNGE

16'2" x 13'1" approx (4.93m x 3.99m approx)

With log burning stove upon a tiled hearth with oak mantle above.  
Bay window to the front elevation.



## KITCHEN

19'9" x 7'10" approx (6.02m x 2.39m approx)

Having a range of modern fitted base and wall units with laminate worksurfaces, sink and drainer with mixer tap, double oven, four ring electric hob with filter hood above. There is space for a fridge/freezer and plumbing for a dishwasher. Open plan through to the dining area.



## DINING AREA

13'2" x 8'4" approx (4.01m x 2.54m approx)

With French doors opening out to the rear garden.



## LIVING AREA

8'1" x 8'4" approx (2.46m x 2.54m approx)  
Window to rear.



## UTILITY

With plumbing for a washing machine and space for tumble dryer.

## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to side.

## FIRST FLOOR

## LANDING

With window to side.

## BEDROOM 1

11'5" x 10'5" approx (3.48m x 3.18m approx)  
With fitted wardrobes and bay window to the front elevation.





## BEDROOM 2

12'0" x 10'5" approx (3.66m x 3.18m approx)  
With fitted wardrobes and window to rear.



## BEDROOM 3

9'8" x 8'1" approx (2.95m x 2.46m approx)  
With fitted furniture including wardrobes, drawers and desk. Window to rear.



## BEDROOM 4

7'10" x 7'4" approx (2.39m x 2.24m approx)  
With fitted wardrobes and window to front.



## BATHROOM

With suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Window to side.



## OUTSIDE

To the front of the property is a driveway for multiple vehicles and the rear garden enjoys a large deck directly adjoining the rear of the property with lawn beyond and a large summerhouse. There is also a large brick store, fully shelved which gives excellent storage.





## DECK



## 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 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

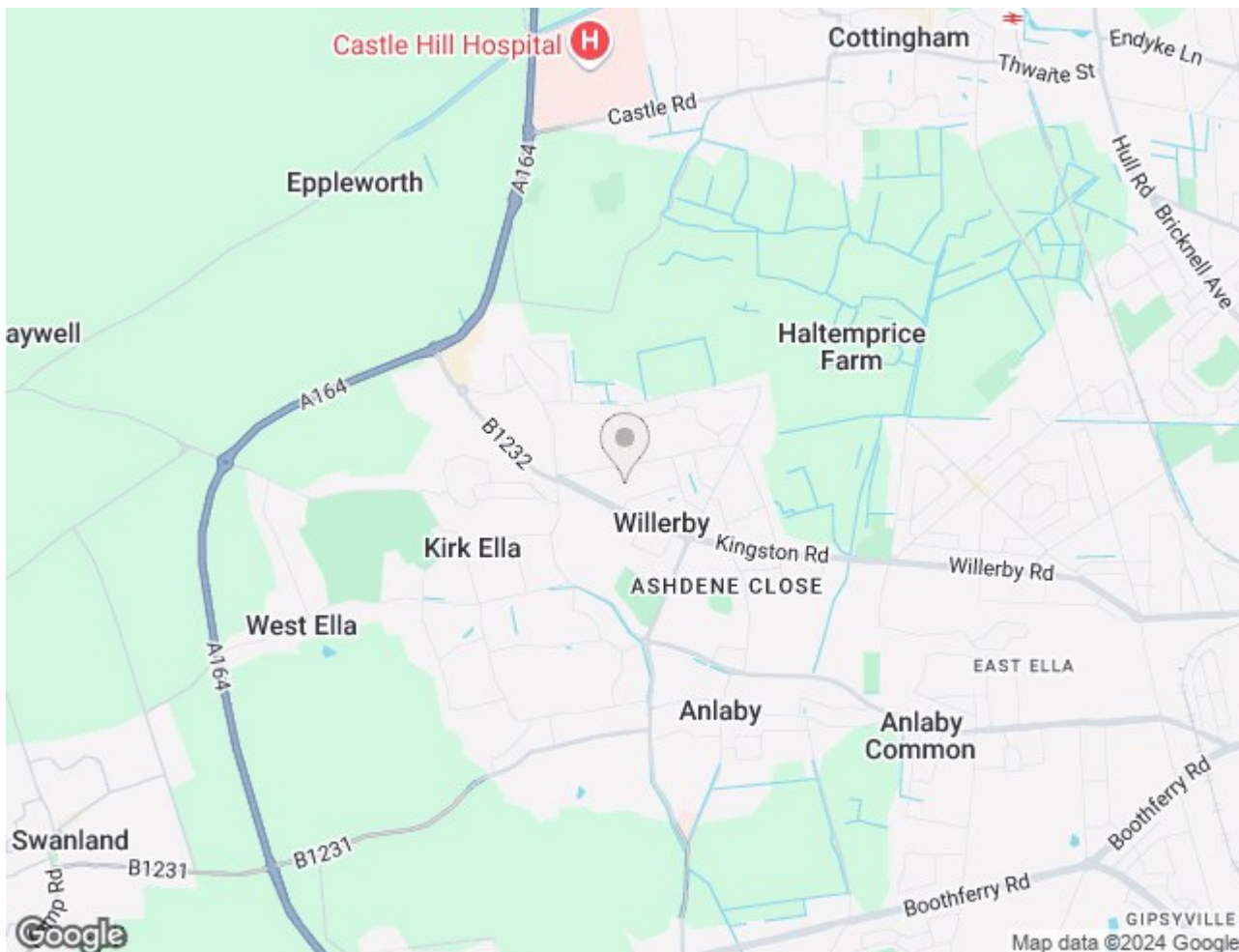
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

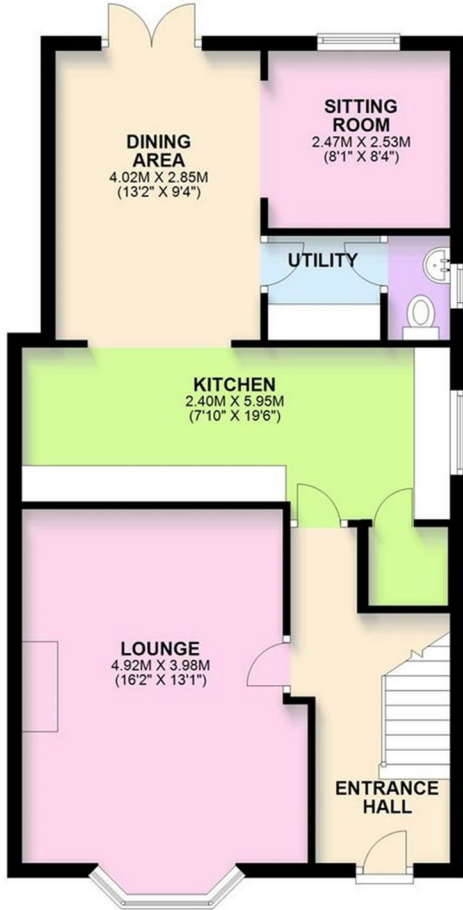
## VALUATION SERVICE

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. 65.5 SQ. METRES (704.7 SQ. FEET)




### FIRST FLOOR

APPROX. 54.4 SQ. METRES (585.2 SQ. FEET)



TOTAL AREA: APPROX. 119.8 SQ. METRES (1289.9 SQ. FEET)  
**18 LILAC AVENUE, WILLERBY**



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

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