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**Limb**  
MOVING HOME



*46 Main Street, Willerby, East Yorkshire, HU10 6BU*

- 📍 Bay Fronted Terrace
- 📍 Very Spacious
- 📍 Lovely Garden to Rear
- 📍 Council Tax Band = B
- 📍 3 Bedrooms
- 📍 Such a Convenient Location
- 📍 Viewing Recommended
- 📍 Freehold/EPC = D

**£187,000**



## INTRODUCTION

This traditional bay fronted terrace house is particularly spacious and has a lovely garden to the rear. Situated in such a convenient location, there are so many amenities and shops on the door step making this a very desirable place to live. The property has much character and features include a lounge with bay window, dining room, kitchen, three bedrooms and a luxurious bathroom. The layout is depicted on the attached floorplan. It is worth noting that there is further potential to extend to the rear ground floor to create a much larger kitchen. Gas fired central heating to radiators is installed together with partial uPVC framed double glazing. The rear garden incorporates the lawn with attractive well stocked borders and patio areas. There is a summerhouse at the bottom of the garden, an ideal place to relax. It is worth noting that planning permission has been granted for a rear ground floor extension.



## LOCATION

The property is situated along Main Street and is ideally placed within close proximity with Willerby Square and the surrounding area which offer an excellent range of shops and amenities including the nearby Willerby Shopping Park which lies a short distance away. Good schooling is also provided and Haltemprice Sports Centre is easily accessible. Immediate access is available to Hull City Centre, Beverley, Cottingham, the Humber Bridge and the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

with stairs to first floor off.

### LOUNGE

11'4" x 11'5" approx (3.45m x 3.48m approx)  
Plus triple glazed bay window to front elevation. Moulded coving to ceiling. Wide opening through to the dining area.



## DINING AREA

11'10" x 11'9" approx (3.61m x 3.58m approx)

With single glazed window to rear and access to understairs cupboard.



## KITCHEN

10'7" x 7'6" approx (3.23m x 2.29m approx)

With a selection of fitted units having granite work surfaces. There is a one and a half sink and drainer with mixer tap, integrated oven, five ring gas hob and plumbing for a dishwasher. Double glazed window to rear.



## ATTACHED OUTBUILDING

Requiring refurbishment or ideal as part of a kitchen extension, this area currently provides access out to the garden and has within plumbing for an automatic washing machine and two storage cupboards.

## FIRST FLOOR



## LANDING

Triple glazed window to front elevation, further staircase leading up to the first floor.



## BEDROOM 2

11'5" x 10'0" approx (3.48m x 3.05m approx)  
Cast fireplace to chimney breast, uPVC triple glazed window to front elevation.



## BEDROOM 3

11'9" x 9'5" approx (3.58m x 2.87m approx)  
Double glazed window to rear elevation.



## BATHROOM

With attractive suite comprising low level W.C., wash hand basin and cabinet, shower area with rainhead and handheld shower system, shaped bath, single glazed window to rear elevation.



## SECOND FLOOR

### BEDROOM 1

14'5" x 11'4" approx (4.39m x 3.45m approx)  
An attractive room with double Velux style window to rear elevation with views over Hull. Access to eaves areas.



## OUTSIDE

A wrought iron gate and railing extend to the front perimeter of the property. Directly to the rear of the house is a yard area beyond which lies an attractive garden with lawn and well stocked borders. At the bottom of the garden lies a summerhouse which is ideal place to relax in complete with a power and light supply together with WIFI installed.





## SUMMERHOUSE



## 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*

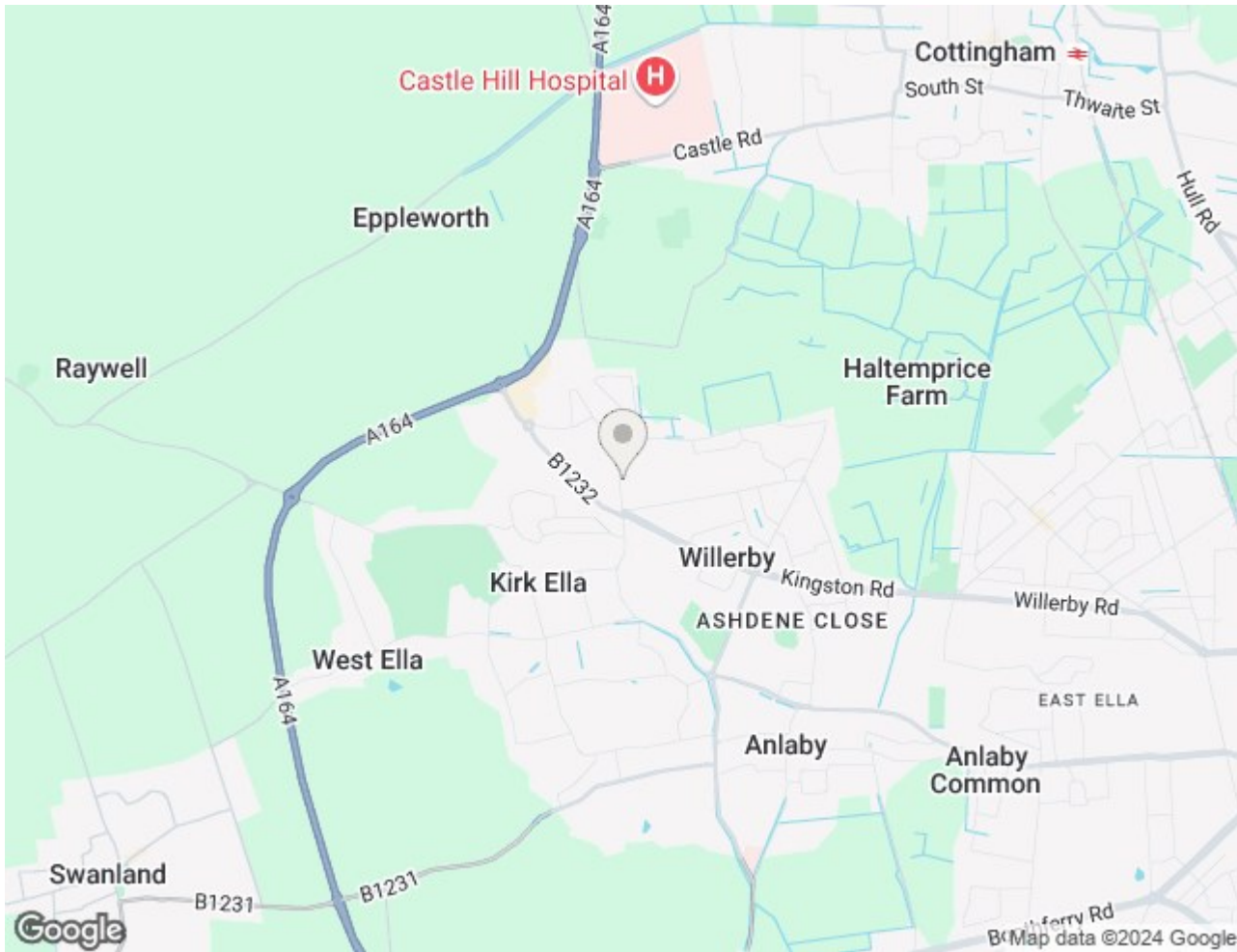
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

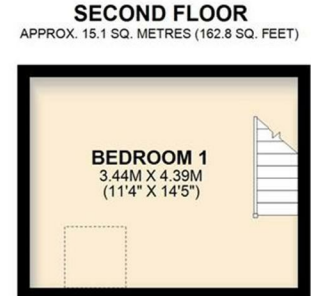
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *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.







TOTAL AREA: APPROX. 104.9 SQ. METRES (1129.0 SQ. FEET)  
**46 MAIN STREET**

