

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*135a Kingston Road, Willerby, East Yorkshire, HU10 6AL*

📍 Extended End Terrace

📍 6 Beds/2 Bath

📍 Open Plan

📍 Council Tax Band = B

📍 En-Suite

📍 Garden

📍 Driveway

📍 Freehold / EPC = C

*Offers Over £280,000*



## INTRODUCTION

This end of terrace home has been extended by the current owners to create a modern family home offering up to 6 bedrooms and two bath/shower rooms. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, cloaks/W.C., open plan living/dining kitchen with bi-folding doors leading out to the rear garden plus a separate lounge with log burner. Upon the first floor are a series of 5 bedrooms and a family bathroom. The loft has been converted to create a main bedroom suite with en-suite shower room.

Parking for two cars is available to the front. The rear garden has been set out for ease of maintenance with artificial lawn and patio. There is covered patio area with built in bar plus a large concrete store.

## LOCATION

The property is situated along Kingston Road close to the amenities of the Northella shopping parade. The surrounding area of Willerby, Anlaby and Kirk Ella offers an excellent range of shops, recreational facilities and amenities including schooling at nearby Carr Lane Primary School and Wolfreton Secondary School. Willerby Shopping Park is home to Waitrose supermarket and a variety of other shops and Anlaby Retail Park is also easily accessible. Haltemprice sports centre lies nearby and the property is conveniently placed for access to Hull City Centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

With staircase leading up to the first floor and storage cupboard off.



## CLOAKS/W.C.

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



## OPEN PLAN LIVING KITCHEN

16'2" x 20'0" (max) approx (4.93m x 6.10m (max) approx)

Situated to the rear of the property with bi-folding doors leading out to the rear garden. The kitchen has a range of modern base and wall units with laminate worktops, sink and drainer with mixer tap, double oven, four ring gas hob with filter hood above. There is plumbing for a washing machine and a dishwasher.



## KITCHEN AREA



## LOUNGE

13'6" x 11'3" approx (4.11m x 3.43m approx)  
With log burner and bay window to the front elevation.



## FIRST FLOOR



## LANDING

With staircase leading up to the second floor.

## BEDROOM 2

11'2" x 9'0" approx (3.40m x 2.74m approx)  
With bay window to front elevation.



## BEDROOM 3

13'4" x 7'8" approx (4.06m x 2.34m approx)  
Narrowing to 6'1" approx. Window to rear.



## BEDROOM 4

9'8" x 6'3" approx (2.95m x 1.91m approx)  
Window to rear.



## BEDROOM 5

11'2" x 8'4" approx (3.40m x 2.54m approx)  
Of an irregular shape with window to side.



## BEDROOM 6 / STUDY

7'6" x 5'11" approx (2.29m x 1.80m approx)  
Window to front.



## BATHROOM

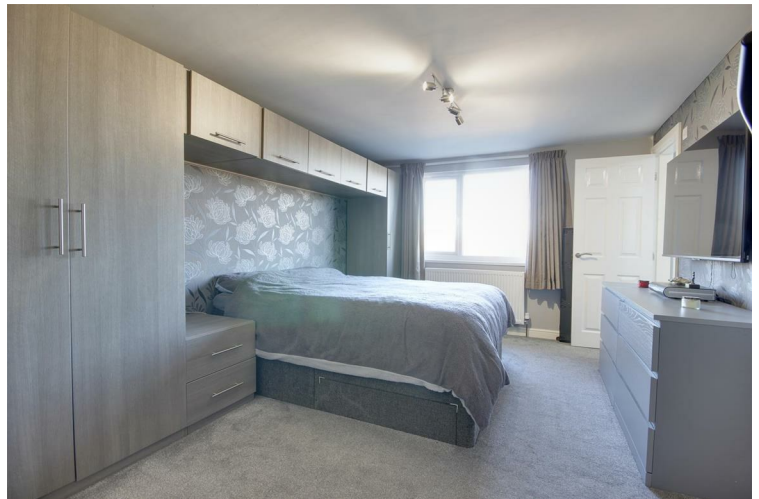
With suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail and window to side.



## SECOND FLOOR

### BEDROOM 1

17'8" x 14'0" approx (5.38m x 4.27m approx)  
Narrowing to 10'10" approx. Window to rear elevation.





## EN-SUITE SHOWER ROOM

With suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail and window to rear.



## OUTSIDE

Parking for two cars is available to the front. The rear garden has been set out for ease of maintenance with artificial lawn and patio. There is covered patio area with built in bar plus a large concrete store.





## COVERED PATIO & BAR



## 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

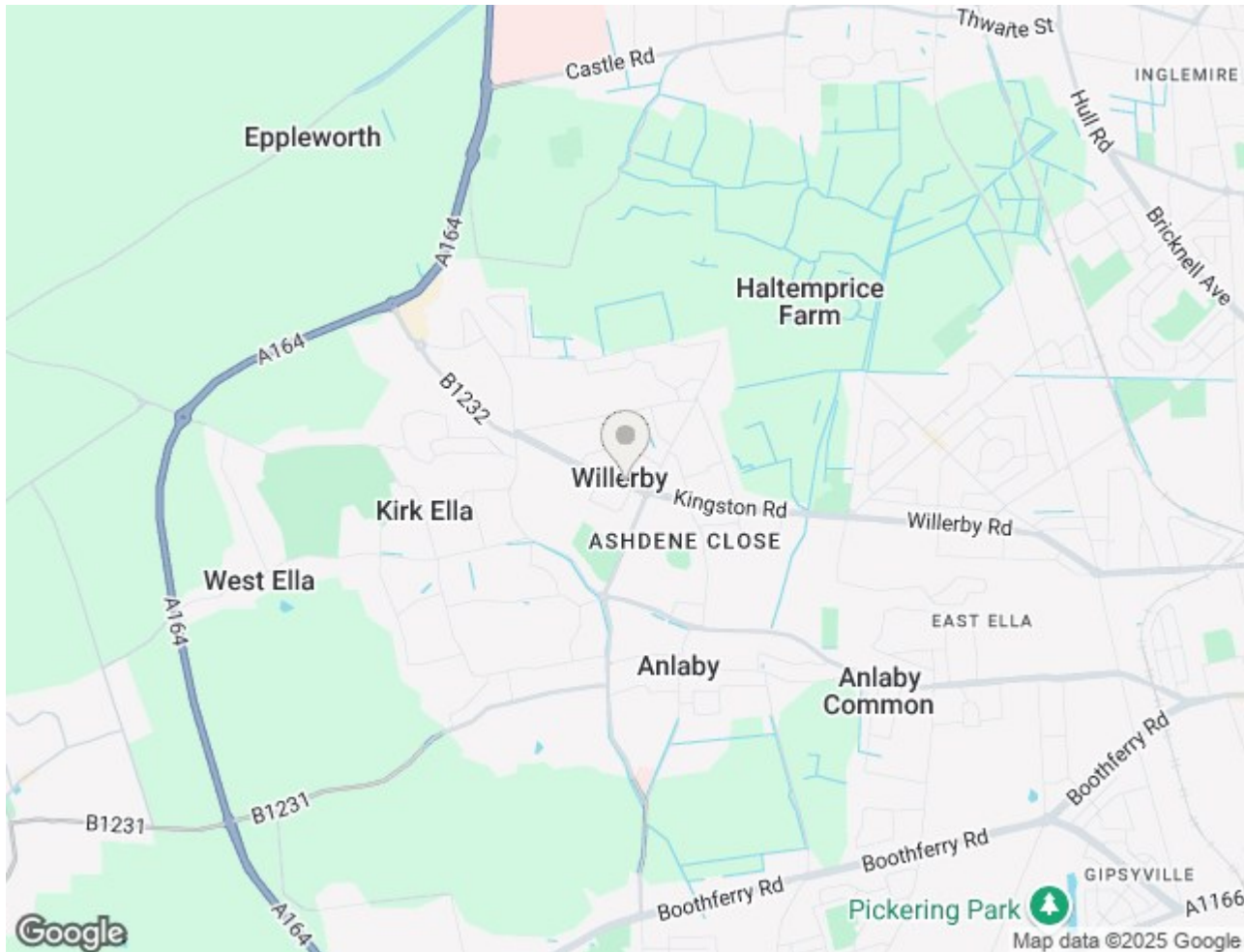
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

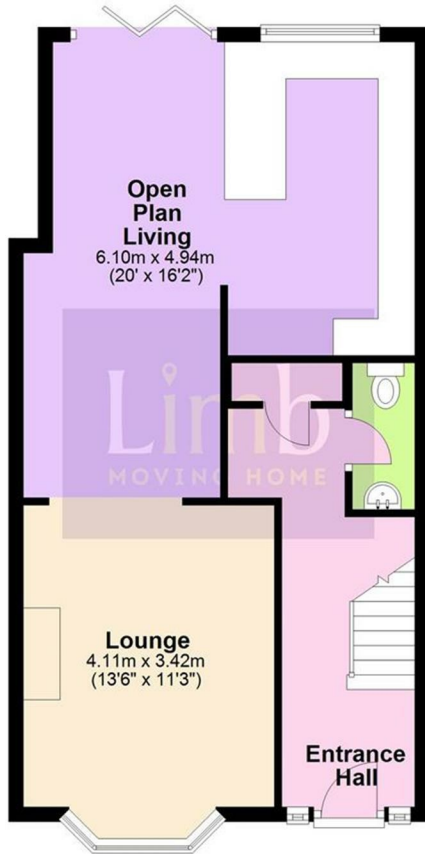
## VALUATION SERVICE

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



## First Floor




## Second Floor



Total area: approx. 130.6 sq. metres (1406.2 sq. feet)  
135a Kingston Road, Willerby

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	