

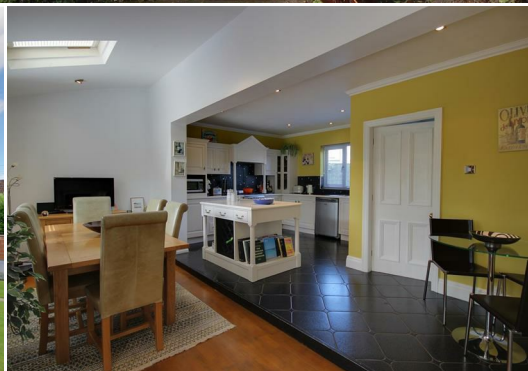
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**Limb**  
MOVING HOME



*Primrose Villa, 133 Main Street, Willerby, East Yorkshire, HU10 6DA*

- 📍 Stunning Individual Detached
- 📍 Extended Accommodation
- 📍 Great Character
- 📍 Council Tax Band = F
- 📍 3 Double Bedrooms
- 📍 Excellent Living Space
- 📍 Such a Convenient Location
- 📍 Freehold/EPC = E

**£450,000**



## INTRODUCTION

Primrose Villa is a stunning individual detached house full of character and attractive period features believed to have been built in the 1890's and significantly extended over the years, this lovely home enjoys spacious proportions and is well presented both inside and out. The property stands in an elevated position on Main Street (no through road) in such a convenient location for the excellent range of local shops and amenities on hand. The accommodation extends across 2 floors to around 1,900 sq. feet, as depicted on the attached floorplan and briefly comprises a central entrance porch, impressive hallway, cloaks/W.C., two large reception rooms, rear conservatory and a fabulous dining kitchen plus separate utility room. At first floor are 3 double bedrooms, the main of which has an en-suite/dressing room. There is also a separate bathroom complete with shower cubicle and claw footed bath. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing. Standing in an elevated position on the western side of Main Street, next to the junction with Victoria Avenue, the property is approached via steps leading up from Main Street which are flanked by landscaped gardens with lawns and shrubbery. The main gardens extends to the south and westerly side of the house including a formal lawn, patio area and ornamental shrubbery. The gardens are bounded by walls and hedging. To one side of the house lies a block set driveway which provides parking for 2/3 cars and access to the garage.



## LOCATION

The property stands impressively on Main Street, Willerby, this section of which has become a 'no through road' thus making it a quiet yet extremely convenient location for Willerby's range of shops and amenities. Willerby is one of the areas most popular residential districts situated to the western side of Hull. The immediate villages of Willerby, Kirk Ell and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed schooling. Willerby shopping park is within easy walking distance and a number supermarkets are to be found nearby. The newly refurbished Haltemprice Community Sports Centre is easily accessible and the property is conveniently placed for Hull City Centre, the Humber Bridge, the nearby towns of Cottingham and Beverley in addition to convenient access to the A63/M62 motorway network.

## ACCOMMODATION

Double opening doors to:

## ENTRANCE PORCH

A central entrance porch with tiled floor. Internal residential entrance door with coloured glass side panels to the entrance hall.



## ENTRANCE HALLWAY

17'4" x 5'10" approx (5.28m x 1.78m approx)

An impressive hallway with staircase leading up to the first floor with feature balustrade and carved newell post. Varnished strip timber flooring, moulded coving and picture rail.



## W.C.

With low level W.C., wash hand basin, tiled surround.

## SITTING ROOM

13'0" x 16'0" approx (3.96m x 4.88m approx)

Into bay window to front elevation. The focal point of the room is a marble fire housing a "living flame" gas fire, moulded coving and picture rail.



## LOUNGE

13'0" x 16'0" approx (3.96m x 4.88m approx)

Into bay window to front elevation. Featuring a beautiful steel fire surround with open fire. Deep bay window to the front, moulded coving and picture rail. Double doors through to the conservatory.





## CONSERVATORY

12'0" x 11'8" approx (3.66m x 3.56m approx)

Overlooking the rear gardens with double doors leading out to the patio. Radiator, tiled flooring. Double doors from the lounge and also double doors to the dining kitchen.



## DINING KITCHEN

19'0" x 18'3" approx (5.79m x 5.56m approx)

An extended room with windows to two elevations. There is a part vaulted ceiling and ample area for both a dining suite and bistro table. The kitchen has a range of fitted base and wall mounted units with work surfaces, one and a half sink and drainer, cooker slot with concealed extractor hood above, tiled surround and tiling to the floor.





## UTILITY ROOM

11'0" x 6'0" approx (3.35m x 1.83m approx)

With a range of fitted units, plumbing for automatic washing machine and space for further appliances, tiling to the floor.

## FIRST FLOOR

## LANDING

A split level landing with window to front elevation.



## BEDROOM 1

13'0" x 16'0" approx (3.96m x 4.88m approx)

Into bay window to front elevation, archway through to the dressing room/en-suite.



## DRESSING/EN-SUITE

13'0" x 7'6" approx (3.96m x 2.29m approx)

With a range of fitted wardrobes. There is a separate shower cubicle, low level W.C. and circular glass wash hand basin.





## BEDROOM 2

11'0" x 16'0" approx (3.35m x 4.88m approx)  
Into deep bay window to front elevation. Fitted wardrobes running to one wall, additional window to rear elevations.



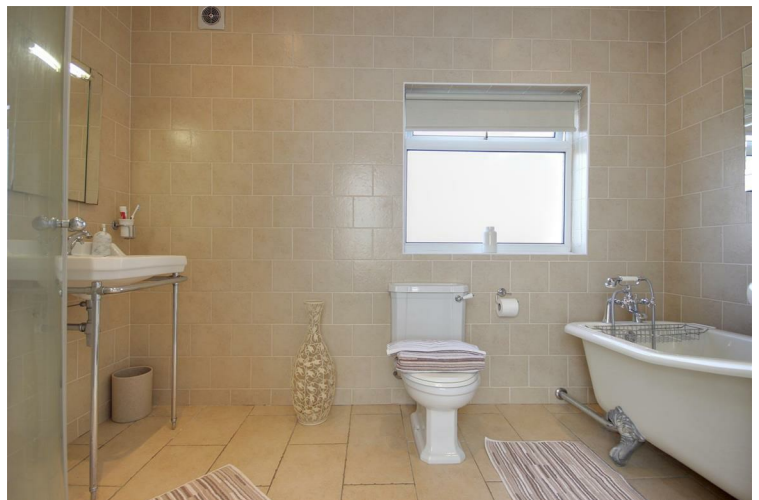
## BEDROOM 3

11'1" x 10'9" approx (3.40m x 3.30m approx)  
With window to rear elevation.



## BATHROOM

11'2" x 6'7" approx (3.40m x 2.01m approx)  
With tiling to the walls and floor. The suite comprises a low level W.C., wash hand basin, corner shower cubicle and feature claw footed bath with mixer tap/shower attachment, heated towel rail.





## OUTSIDE

Standing in an elevated position on the western side of Main Street (no through road), next to the junction with Victoria Avenue. The property is approached via steps leading up from Main Street which are flanked by landscaped gardens with lawns and shrubbery. The main gardens extends to the south and westerly side of the house including a formal lawn, patio area and ornamental shrubbery. The gardens are bounded by walls and hedging. To one side of the house lies a block set driveway which provides parking for 2/3 cars and access to the garage.



## PATIO



## GARAGE



## 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 F. 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

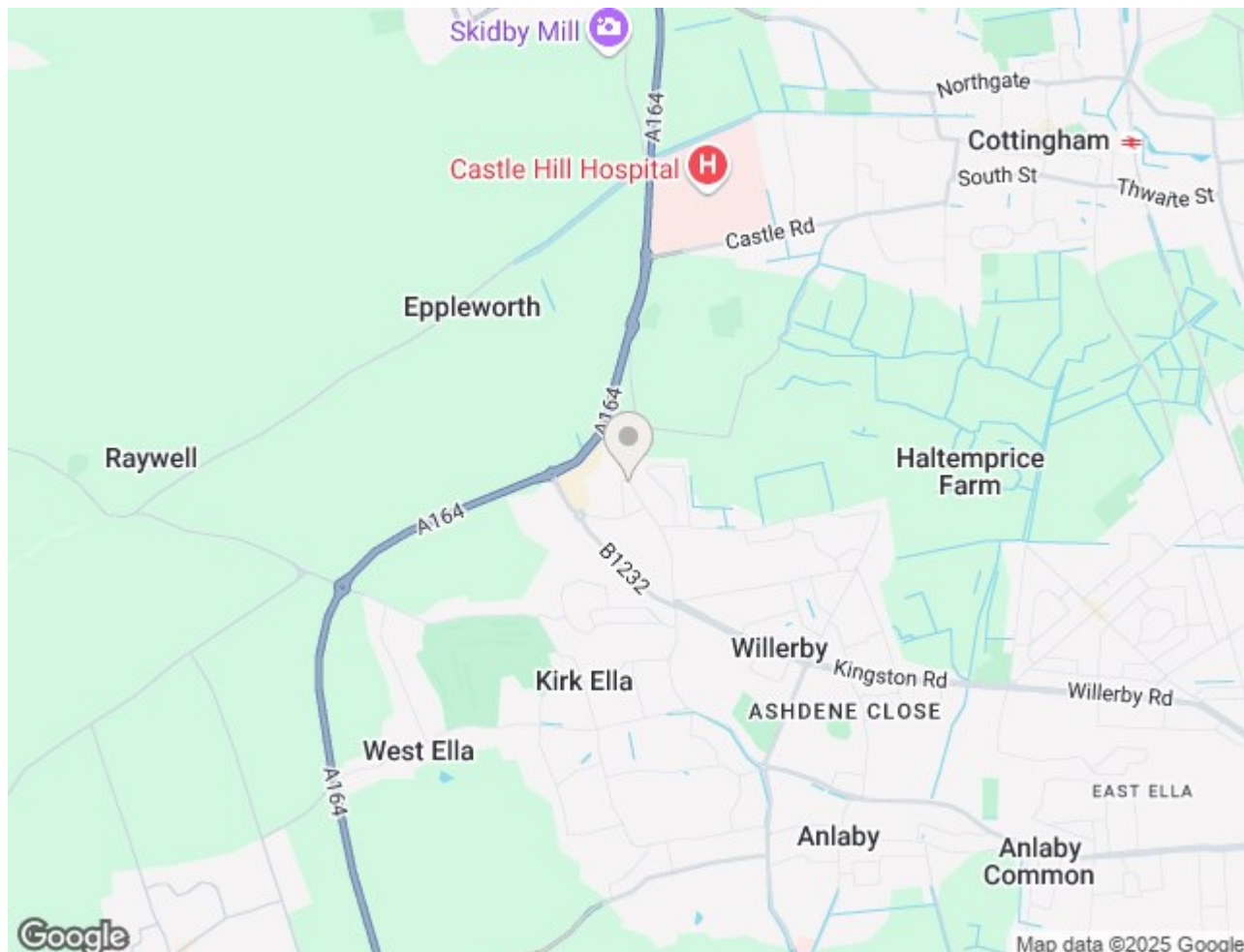
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

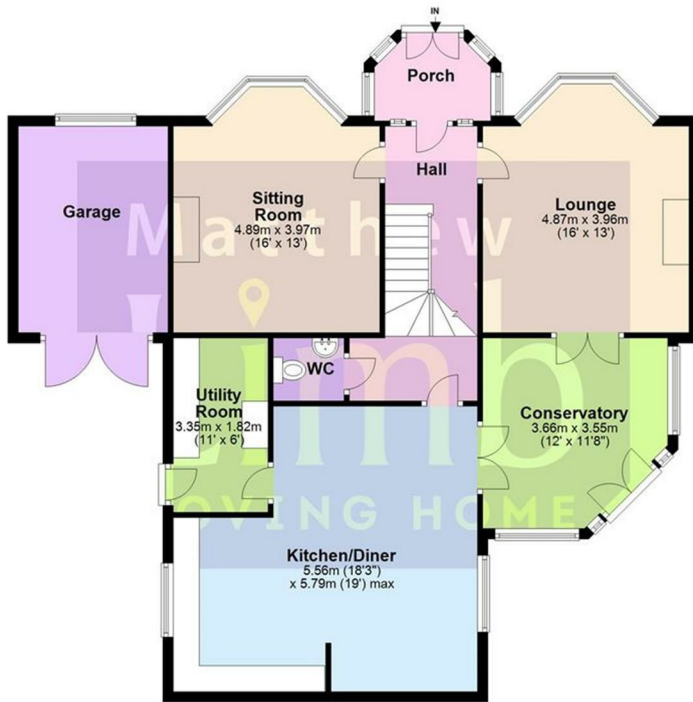
## VALUATION SERVICE

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. 108.0 sq. metres (1162.3 sq. feet)



## First Floor


Approx. 77.9 sq. metres (839.0 sq. feet)



Total area: approx. 185.9 sq. metres (2001.3 sq. feet)



## 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	