

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



2 Cromwell Court, Willerby, East Yorkshire, HU10 6LG

- 📍 Spacious Detached Bungalow
- 📍 Driveway & Double Garage
- 📍 Scope for Cosmetic Improvement
- 📍 Council Tax Band = D
- 📍 4 beds/2 Baths
- 📍 Modern Kitchen
- 📍 No Onward Chain!
- 📍 Freehold / EPC = C

£350,000

INTRODUCTION

Situated in an attractive cul-de-sac, this substantial detached bungalow offers well-proportioned accommodation, a double garage, and easily managed gardens. While presenting an opportunity for cosmetic enhancement, the property boasts a practical layout including an entrance hall with extensive storage (utility cupboard, coat cupboard, and airing cupboard), a spacious lounge/diner, a modern fitted kitchen, and four good-sized bedrooms (three with fitted furniture), plus an en-suite to bedroom 1 and a family bathroom.

Externally, a driveway provides ample parking leading to a double garage with an automated door, alongside gravelled front and side gardens, and a block-paved rear garden with mature borders and a summerhouse.



LOCATION

Cromwell Court is a cul-de-sac situated off Ashdene Close which runs directly off Gorton Road. Willerby and the surrounding areas of Kirk Ella and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed schooling. Willerby, Anlaby and Kirk Ella offer an excellent range of shops, recreational facilities and amenities including schooling at 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 towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

ACCOMMODATION

The layout and room sizes are depicted on the attached floorplan.

Residential entrance door to:

ENTRANCE HALL

Offering excellent storage facilities including a utility cupboard with plumbing for a washing machine, coat cupboard and large airing cupboard housing the gas central heating boiler.



LOUNGE/DINER

With feature fire surround housing a gas fire. Window to the front elevation. Open plan through to the dining area.



DINING AREA

With double doors leading out to the rear patio.



KITCHEN

Having a range of modern base and wall units with laminate worktops incorporating a corner one and a half bowl sink and drainer with shower style mixer tap, double oven and four ring gas hob with filter hood above, integrated dishwasher and space for a fridge/freezer. There is ample space for a dining table and chairs. Windows and external access door to rear.



BEDROOM 1

With fitted furniture including wardrobes, drawers, bedside tables and overhead storage. There is also a built in wardrobe. Window to the front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiling to walls and floor, window to front



BEDROOM 2

Window to the front elevation.



BEDROOM 3

With fitted furniture including a wardrobe, desk and drawers/storage cupboards. Window to rear.



BEDROOM 4

With fitted furniture including wardrobes, drawers and shelving.
Window to side.



BATHROOM

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



OUTSIDE

Externally, a driveway provides ample parking leading to a double garage with an automated door, alongside gravelled front and side gardens, and a block-paved rear garden with mature borders and a summerhouse.

SIDE GARDEN



PATIO



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

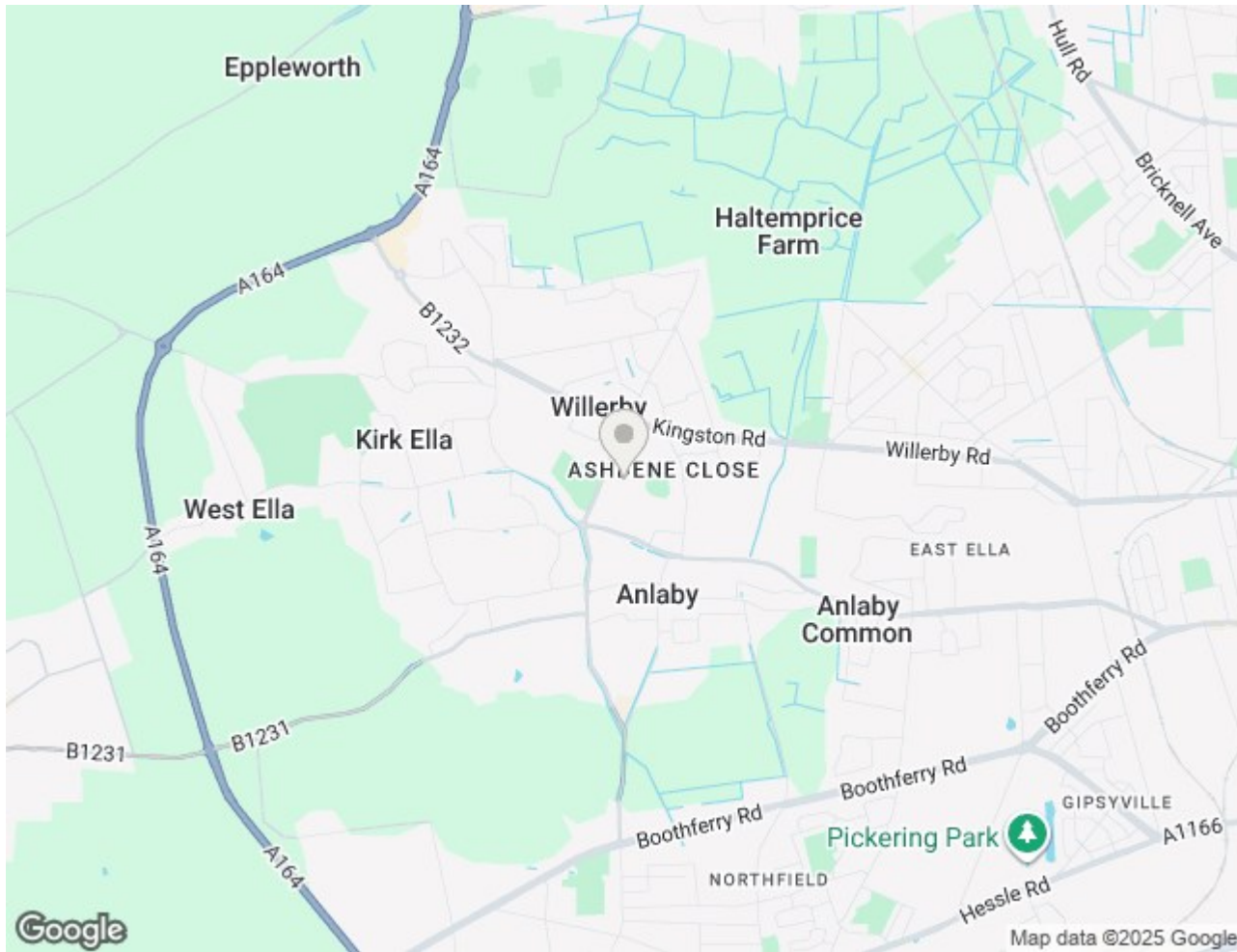
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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