

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



65 The Parkway, Willerby, East Yorkshire, HU10 6AY

- 📍 Spacious Detached Bungalow
- 📍 Three Fitted Bedrooms
- 📍 South Westerly Rear Garden
- 📍 Council Tax Band = E
- 📍 Opportunity to Update
- 📍 Driveway, Carport & Garage
- 📍 No Onward Chain!
- 📍 Freehold / EPC = D

£340,000

INTRODUCTION

This spacious detached bungalow offers an excellent range of well-presented accommodation, complemented by a delightful south-westerly facing rear garden, a convenient driveway, carport, and garage. While comfortable, the property would benefit from some cosmetic updating, presenting a superb opportunity for personalization.

The interior features an entrance porch leading into a spacious hallway with practical storage cupboards, a comfortable lounge, and a functional dining kitchen. There are three generously proportioned bedrooms, all benefiting from fitted furniture, alongside a main bathroom, and a separate W.C.

The property occupies a lovely position, set back from the road with an attractive lawned garden to the front. Wrought iron gates provide access to the side drive, leading to a carport and a single garage. The well-tended rear garden is primarily laid to lawn, enhanced by pleasant patio areas, a greenhouse, and a large shed. Offered with no onward chain, this property is truly worthy of viewing.

LOCATION

The property is set well back from The Parkway which is a wide boulevard running off Kingston Road, Willerby. The surrounding area of Willerby, Anlaby and Kirk Ella offer an excellent range of shops and amenities together with nearby public transport leading into Hull city centre or in a westerly direction through the villages. The area is also well served by schools with Carr Lane junior school and Wolfreton senior school nearby. Haltemprice sports and community centre is situated within the village and a number of shopping parks including Anlaby Retail Park and Willerby Shopping Park are within striking distance, home to many national brands.

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE PORCH

With door to:

ENTRANCE HALLWAY

Spacious hallway with coat cupboard and further cupboard housing the gas central heating boiler.



LOUNGE

Windows to front and side elevations.



DINING KITCHEN

Having a range of fitted base and wall units with laminate worktops, sink and drainer with mixer tap, cooker, fridge freezer, breakfast bar peninsular and ample space for a dining table and chairs. Windows to the front and side elevations.



DINING AREA



UTILITY/REAR LOBBY

With fitted units, windows to front and side, external access door to rear.

BEDROOM 1

With fitted furniture including mirror fronted wardrobes, drawers and overhead storage. Window to rear.



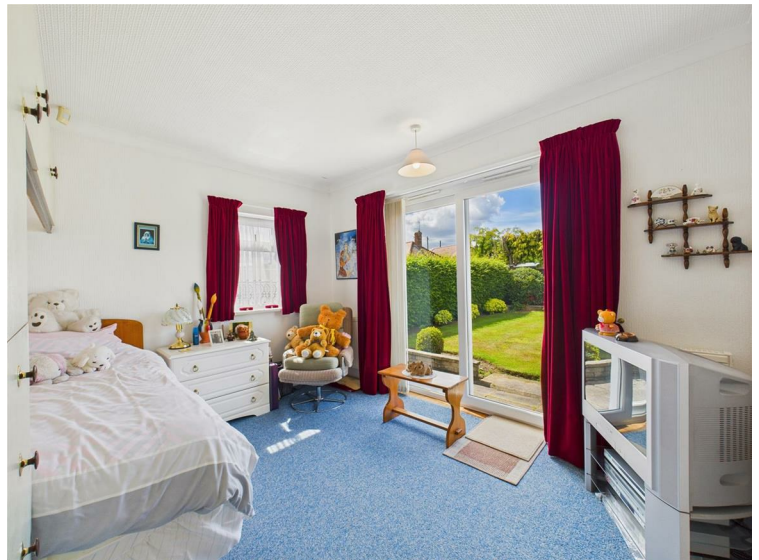
BEDROOM 2

With fitted wardrobes and window to side.



BEDROOM 3

With fitted furniture, window to side and patio doors leading out to the rear garden.



BATHROOM

With suite comprising a bath with shower attachment, shower enclosure, wash hand basin and low flush W.C. Part tiling to walls, windows to side.



W.C.

With modern suite comprising a low flush W.C. and wash hand basin. Half tiling to walls, window to side.



OUTSIDE

The property occupies a lovely position, set back from the road with an attractive lawned garden to the front. Wrought iron gates provide access to the side drive, leading to a carport and a single garage. The well-tended rear garden is primarily laid to lawn, enhanced by pleasant patio areas, a greenhouse, and a large shed.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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.

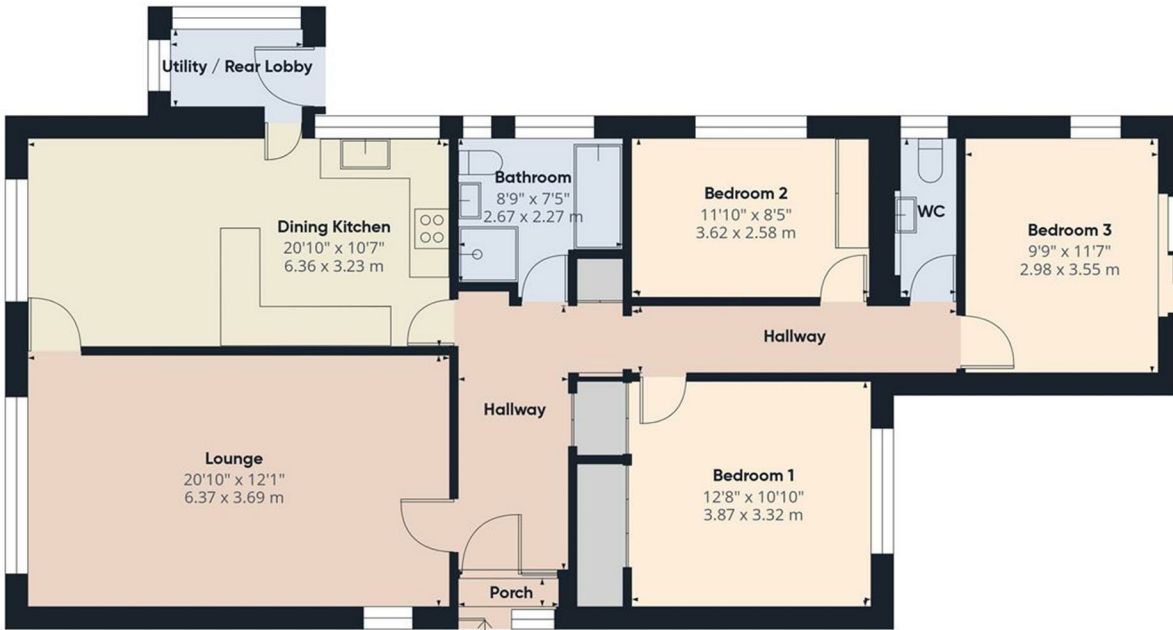
PHOTOGRAPH DISCLAIMER

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.





Approximate total area^m
1130 ft²
105.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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	