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Limb
MOVING HOME



23 Beechfield Drive, Willerby, East Yorkshire, HU10 6DF

- 📍 Semi Detached House
- 📍 Very Well Proportioned
- 📍 Great Garden
- 📍 Council Tax Band = C
- 📍 Beautifully Presented
- 📍 3 Bedrooms
- 📍 Sought After Cul-de-sac
- 📍 Freehold/EPC = E

£290,000

INTRODUCTION

Beautifully appointed and immaculately presented is this very spacious semi detached house which also enjoys a lovely garden to the rear. The owner has comprehensively refurbished the property over recent times with attractive fittings throughout. The property forms part of a small and much sought after residential cul-de-sac just off Great Gutter Lane (east) being ideally located for the surrounding areas', shops, supermarkets, schools and amenities. The layout of accommodation is depicted on the attached floorplan and briefly comprises a good sized hallway with cloaks/W.C. off. The living room is dual aspect with light flooding in from both front and rear elevations. The kitchen features an extensive range of contemporary fitted units and appliances. Upstairs are three spacious bedrooms and a stylish shower room. Gas fired central heating and uPVC double glazing are installed. Outside a gravelled forecourt and driveway provide off street parking and access to the detached single garage. Directly to the rear of the house lies a paved patio with lawn garden extending beyond complimented by borders.

LOCATION

The property is located on the established and sought after cul-de-sac of Beechfield Drive, running off Great Gutter Lane close to its junction with Main Street. Willerby and the neighbouring villages of Kirk Ella and Anlaby offer an excellent range of shops, supermarkets, recreational facilities and amenities including Willerby Retail Park which can be found nearby. The property is ideally placed within the catchment area for Carr Lane primary school and Wolfreton secondary school. Hull City Centre lies to the east and to the west quick links to the Humber Bridge, Cottingham and the historic market town of Beverley are available in addition to access towards the A63/M62 motorway network.

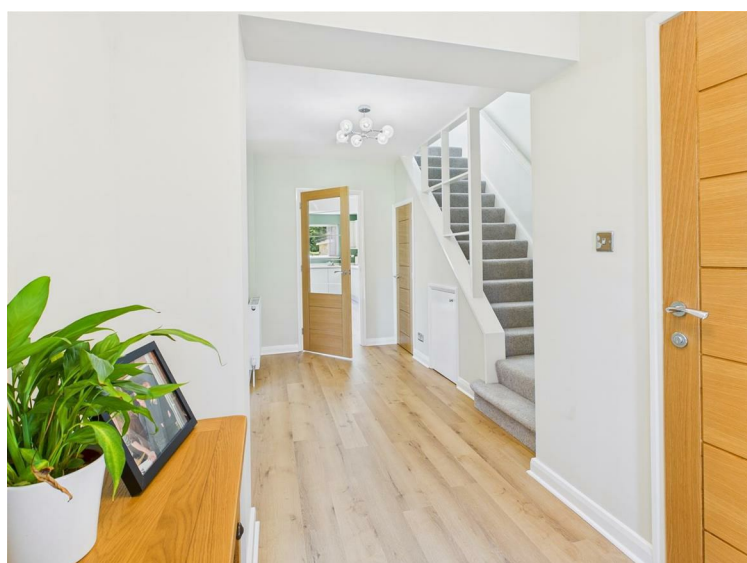


ACCOMMODATION

An attractive sage coloured composite entrance door provides access to the entrance hall.

ENTRANCE HALL

A particularly spacious hallway with turning staircase to first floor off. With storage cupboard under housing the gas fired Ideal boiler. There is also a further storage cupboard.



CLOAKS/W.C.

A modern white suite comprising low level W.C., wash hand basin in cabinet, tiled surround, heated towel rail.



OPEN PLAN LIVING DINING ROOM

A great sized room with light flooding in through a large bay window to the front elevation and feature glazing to the rear with central door providing access out to the patio. The focal point of the room is a feature marble fire surround with hearth and backplate housing a "living flame" gas fire. A wide opening provides access in an open plan style through to the kitchen.



KITCHEN

An exceptional kitchen having a range of contemporary handleless units with ample work surfaces, sink and drainer with mixer tap. There is also an integrated oven, four ring induction hob with extractor above, dishwasher, fridge freezer and washing machine.



FIRST FLOOR

LANDING

Window to side elevation. Access to roof void.

BEDROOM 1

With fitted wardrobes having sliding fronts running to one wall, window to front elevation.



BEDROOM 2

Another double bedroom, window to rear elevation.



BEDROOM 3

A good sized single with window to front elevation. Fitted wardrobe and cupboards.



SHOWER ROOM

Contemporary styled with modern suite comprising low level W.C., wash hand basin in cabinet, large "walk in" shower area with glazed partition, tiled surround and floor, heated towel rail.



OUTSIDE

Set back from Beechfield Drive the property has a gravelled forecourt and side drive which provide plenty of parking and access to the single garage. There is a lawned front garden bounded by well stocked borders. Directly to the rear of the house lies a paved patio with a really good sized garden beyond which is predominantly laid to lawn with shrubs to the borders. The garden enjoys a lovely aspect to the rear into trees and is not directly overlooked.



TENURE

Freehold

COUNCIL TAX BAND

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

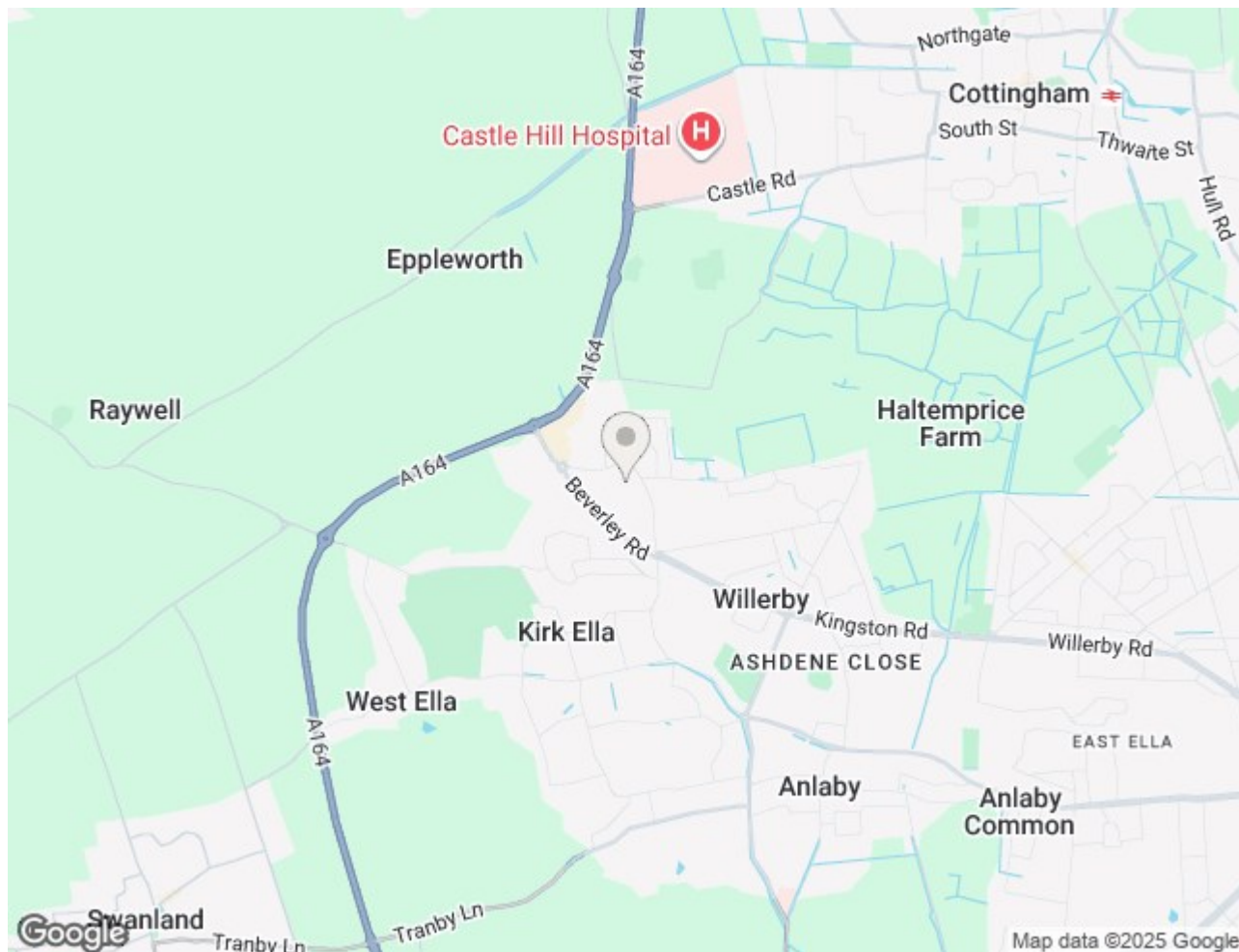
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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







Floor 1




Approximate total area^m
481 ft²
44.7 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		80
(55-68) D	54	
(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	