

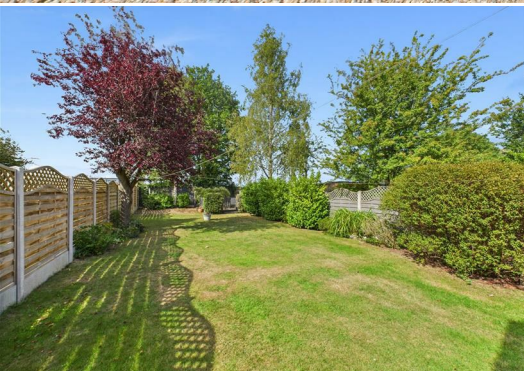
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Limb
MOVING HOME



81 Carr Lane, Willerby, East Yorkshire, HU10 6JS

- 📍 Bay Fronted Semi-Detached
- 📍 Beautifully Presented
- 📍 Luxurious Bathroom
- 📍 Council Tax Band = D
- 📍 Lounge & Sitting Room
- 📍 Large Rear Garden
- 📍 Ample Parking & Garage
- 📍 Freehold / EPC = D

£330,000

INTRODUCTION

This immaculately presented bay-fronted semi-detached house offers stylish and beautifully appointed accommodation, perfectly complemented by a large rear garden and excellent parking. The thoughtfully designed layout creates a seamless flow throughout the home, ideal for modern family living. The ground floor comprises a welcoming entrance hall with practical built-in units for storage, a spacious lounge with a prominent bay window, and a sitting room that opens into a dining area. This central dining space also provides access to the well-appointed kitchen, creating a connected yet distinct feel between the main living areas. A ground floor W.C. adds to the home's convenience. The first floor is home to three bedrooms, including two doubles with fitted wardrobes, and a stunning luxurious bathroom suite with both a bath and a walk-in shower.

Externally, a pebbled driveway to the front and side provides exceptional parking for multiple vehicles and leads to the detached garage. The rear garden is a true haven, with a patio area for al fresco dining, a lush lawn, mature shrubbery, and a secluded decked seating area at the rear, creating the perfect environment for outdoor living and entertaining.

LOCATION

The popular residential area of Carr Lane runs between Willerby Square and the Parkway. 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

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

Residential entrance door to:

ENTRANCE HALLWAY

Spacious and welcoming with solid oak flooring and fitted units for storage. A staircase leads up to the first floor.



LOUNGE

With feature fire surround housing an electric stove. Large bay window to the front elevation.



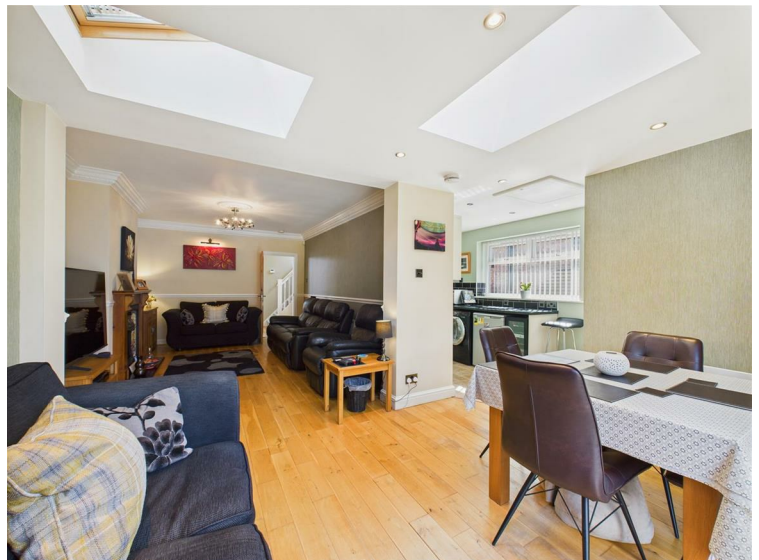
SITTING ROOM

With solid oak flooring and feature fire surround housing a living flame gas fire. Open plan through to the dining area.



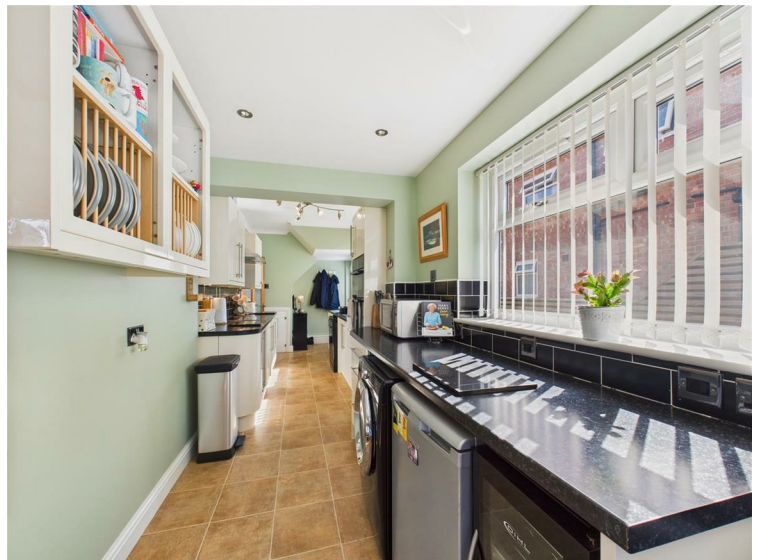
DINING AREA

With solid oak flooring and French doors leading out to the rear garden. This room flows through to the kitchen.



KITCHEN

With modern base and wall units, laminate worktops incorporating a sink and drainer with mixer tap, double oven, four ring hob with filter hood above, plus space for additional appliances. External access door and windows to the side elevation.



CLOAKS/W.C.

With suite comprising a low flush W.C. and wash hand basin. Window to side.



FIRST FLOOR

LANDING

With window to side and loft access hatch.



BEDROOM 1

Light and airy space with fitted wardrobes and drawers plus a large bay window to the front elevation.



BEDROOM 2

With fitted wardrobes and window to rear.



BEDROOM 3

Window to the front elevation.



BATHROOM

With luxurious suite comprising a bath, walk in shower, vanity unit with feature wash hand basin and freestanding tap, low flush W.C., tiled walls, heated towel rail, inset spot lights and windows to side.



OUTSIDE

A pebbled driveway to the front and side provides exceptional parking for multiple vehicles and leads to the detached garage. The rear garden is a true haven, with a patio area for al fresco dining, a lush lawn, mature shrubbery, and a secluded decked seating area at the rear, creating the perfect environment for outdoor living and entertaining.





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 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

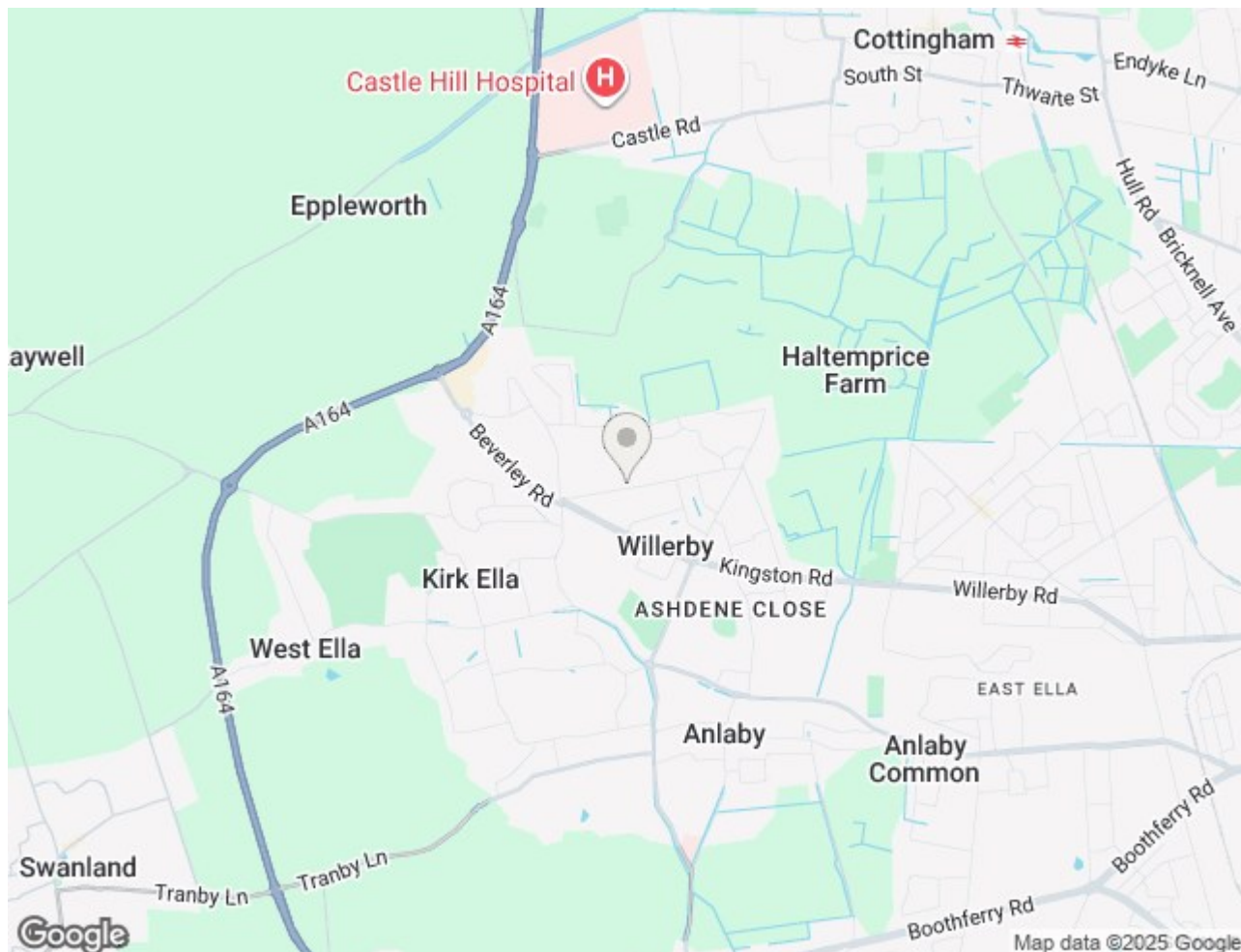
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

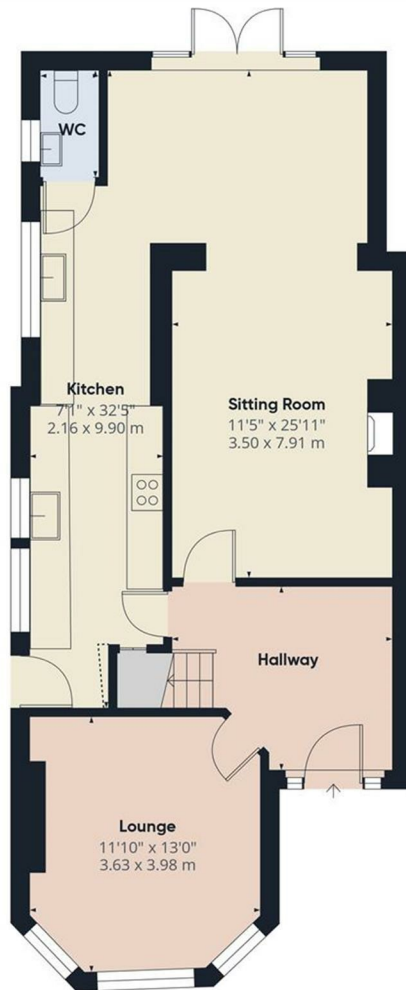
PHOTOGRAPH DISCLAIMER

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.





Floor 0



Approximate total area[®]

740 ft²
68.8 m²

Reduced headroom

1 ft²
0.1 m²

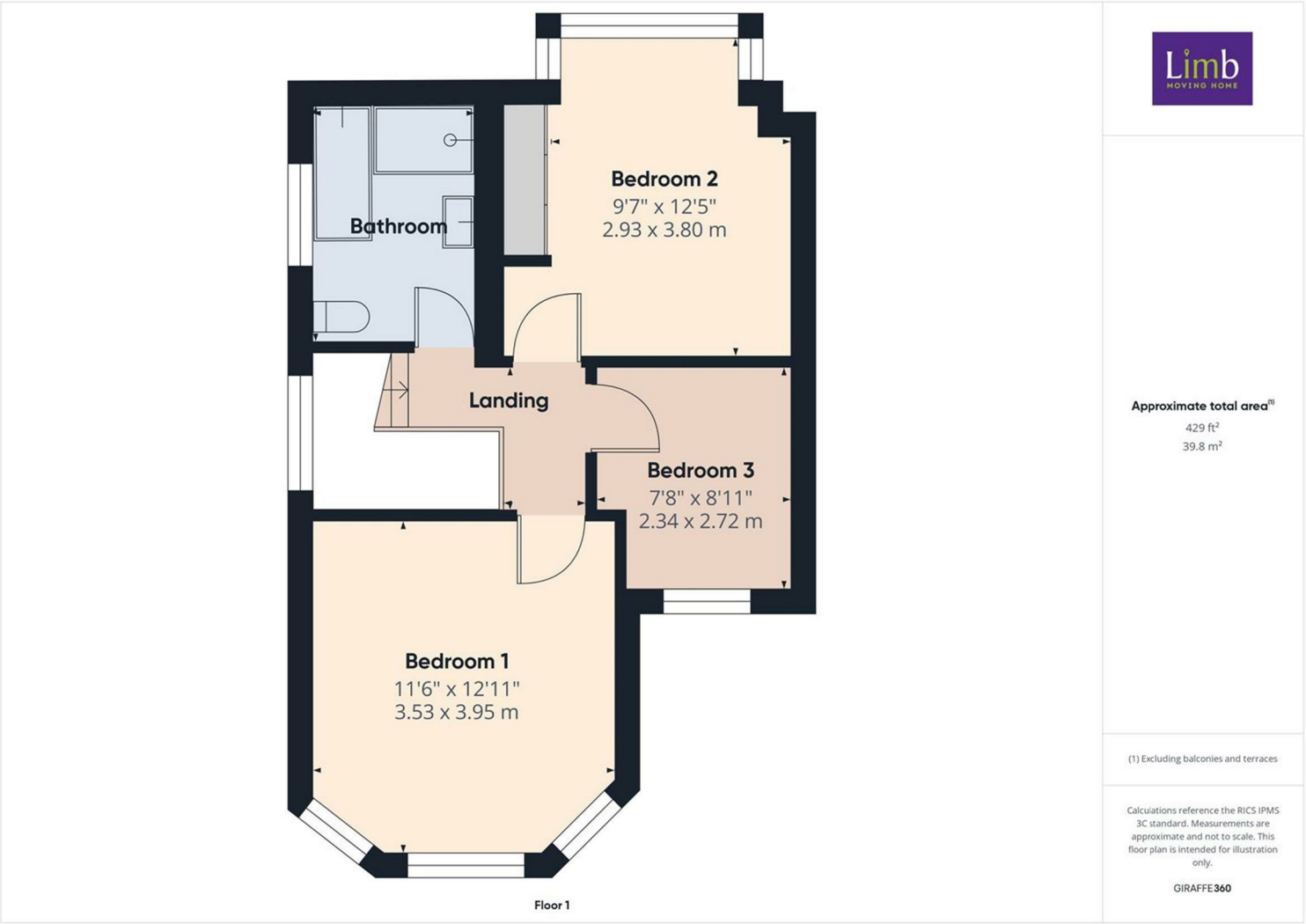
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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		84
(69-80) C		
(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	