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**Limb**  
MOVING HOME



*15 Kingsley Drive, Willerby, East Yorkshire, HU10 6BX*

- 📍 End Terrace House
- 📍 Such a Convenient Location
- 📍 Extended Accom.
- 📍 Council Tax Band = B
- 📍 3 Bedrooms
- 📍 Attractive Garden
- 📍 Large Double Garage
- 📍 Freehold/EPC = D

**£208,000**



## INTRODUCTION

This extended end terrace house enjoys such a convenient location just off Main Street in Willerby. The property is ready to move into and its well presented accommodation is complimented by an attractive garden plus the benefit of a large double garage. Features also include a spacious living room and a dining kitchen with fitted units and appliances. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. Outside a block set garden extends to the front and a path to the side leads to the rear garden. Directly to the rear of the house is an extensive decked terrace with lawn beyond and a double garage which is accessed via a rear tenfoot. The property is offered with no forward chain therefore an early completion should be possible.

## LOCATION

Kingsley Drive is a small residential cul-de-sac situated off Main Street, close to Willerby Square. The surrounding area offers an excellent range of shops and amenities including the nearby Willerby Shopping Park which lies only a short distance away. Good schooling is also available for all ages and Haltemprice Community/Sports Centre is easily accessible. Convenient access is available to Hull City Centre, towards Beverley, Cottingham and The Humber Bridge together with the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door with glazed side panel to:

### ENTRANCE HALL

Stairs to first floor off. A cupboard beneath houses a Worcester gas fired central heating boiler.

## LIVING ROOM

A good sized living room with bay window to front elevation. There is feature fire surround with marble hearth and backplate housing an electric fire. Double doors open through to the dining kitchen.



## DINING KITCHEN

Accessed also from the hallway. There is an extensive range of fitted base and wall units with work surfaces, integrated double oven and microwave above, four ring gas hob, stainless steel back and extractor over, dishwasher, plumbing for automatic washing machine. Tiled flooring, windows to rear and external access door out to the decked patio.



## FIRST FLOOR

### LANDING

Access to roof void, window to side elevation.

## BEDROOM 1

Fitted wardrobes to one wall, bay window to front elevation.



## BEDROOM 2

Fitted wardrobes to one wall, window to rear elevation.



## BEDROOM 3

Window to front elevation.



## SHOWER ROOM

With white suite comprising low level W.C., wash hand basin, open shower area.



## OUTSIDE

A paved garden extends to the front with a brick perimeter wall and a gate to the footpath. The good sized rear garden incorporates a large paved terrace with lawn beyond and attractive borders. There is hard standing, shed and a particular feature is the double garage accessed via a rear tenfoot.



## 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 B. 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. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

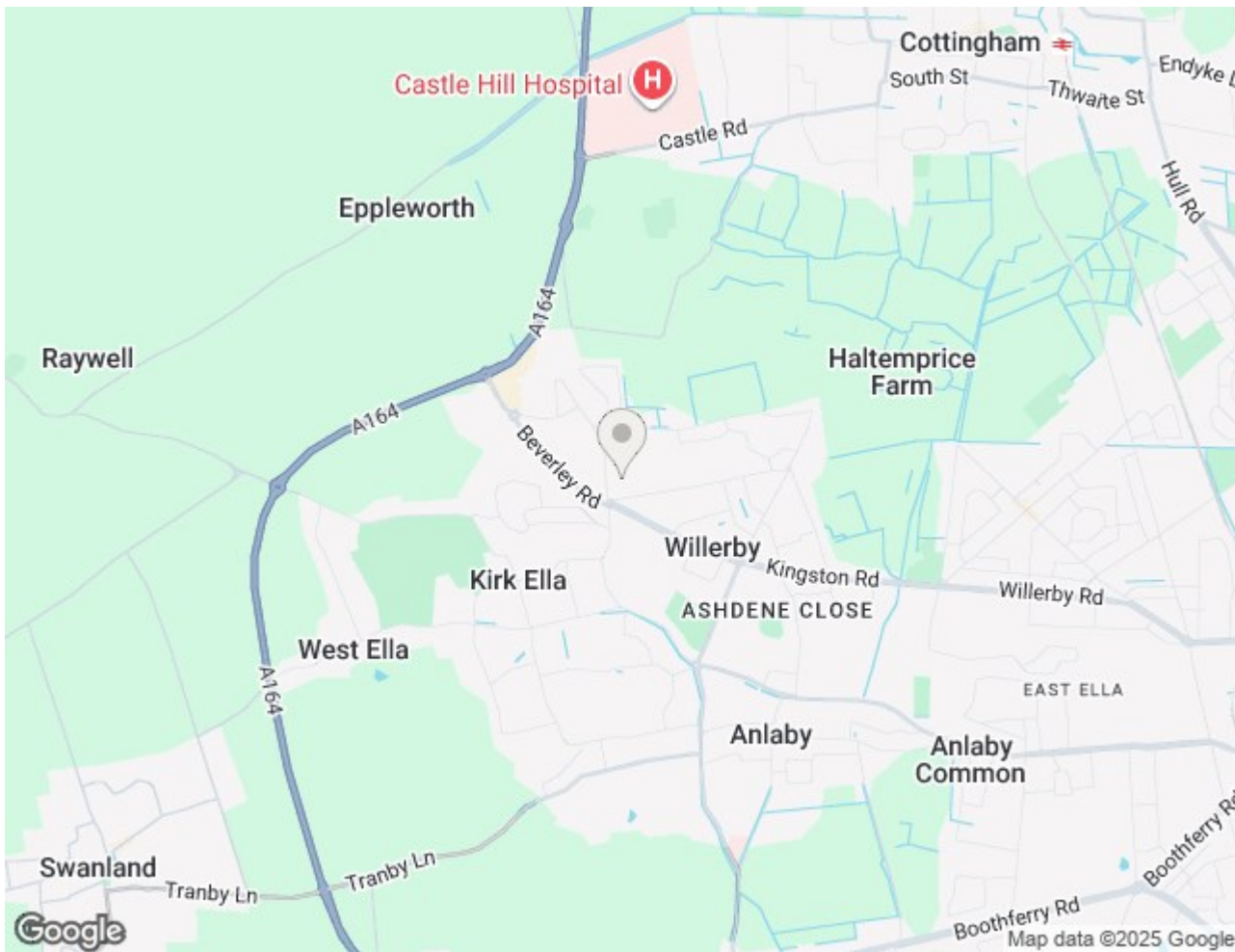


## PHOTOGRAPH DISCLAIMER

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.

## PROPERTY TO SELL?

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



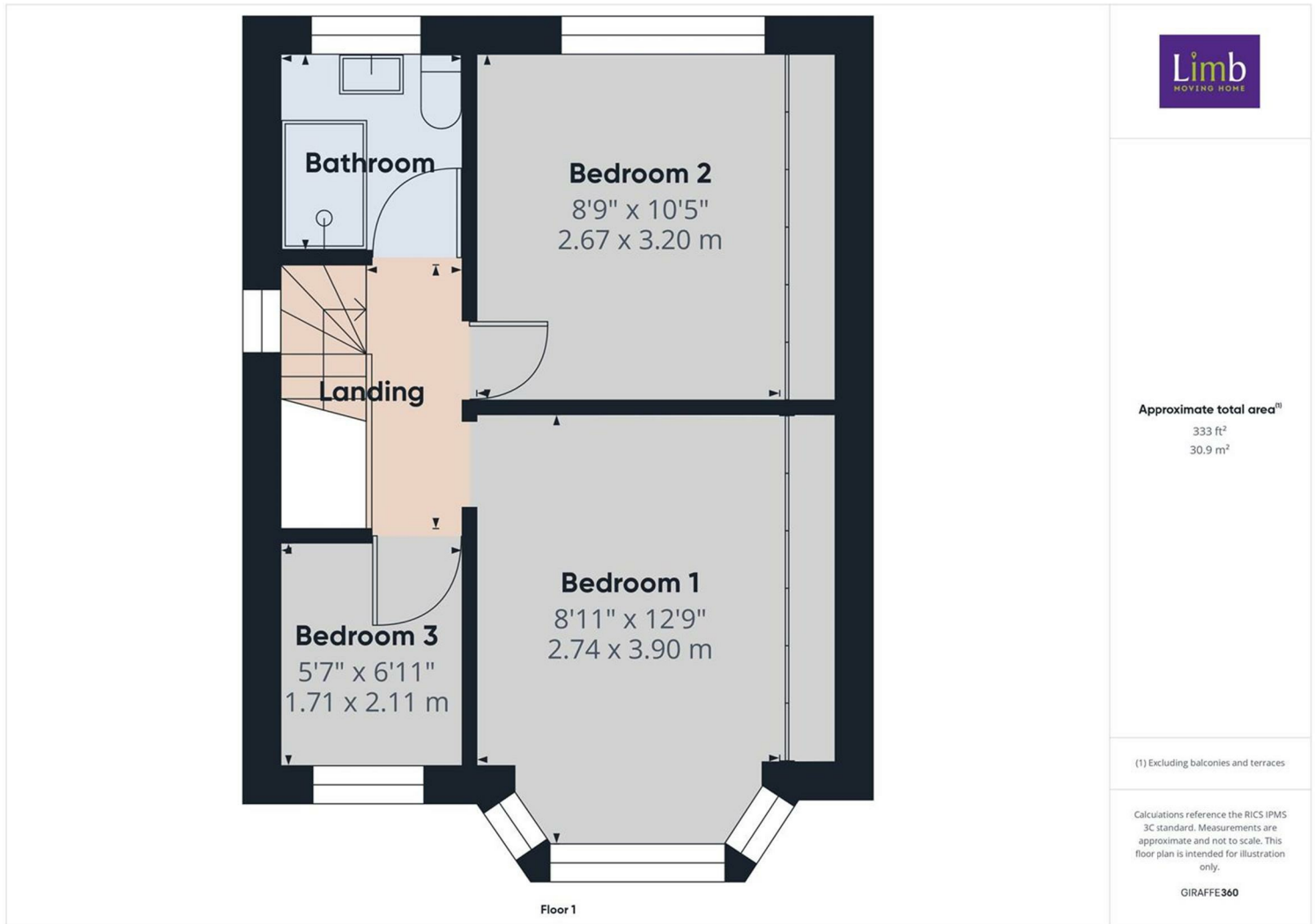
Approximate total area<sup>m</sup>  
482 ft<sup>2</sup>  
44.8 m<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	