

Whitakers

Estate Agents



7 Wolfreton Lane

Willerby, Hull, HU10 6PP

£349,950



7 Wolfreton Lane

Willerby, Hull, HU10 6PP

£349,950



The Accommodation Comprises

Front External

Ground Floor

Entrance Hall

16'0" x 7'2" (4.90 x 2.20)

Nice and spacious to include the staircase, there is a radiator and access to;

Lounge

15'2" max x 11'11" (4.63 max x 3.65)

Into an angled bay window to the front aspect, with radiators and attractive built in storage units.

Open Plan Sitting / Dining / Kitchen

Sitting Room

19'0" max x 14'1" max (5.80 max x 4.30 max)

Having a patio door with matching side lights and top lights overlooking and giving access to the rear aspect. There is a feature Adam style fire place incorporating an inset coal effect gas fire and two radiators.

Fitted Dining Kitchen

13'4" max x 10'5" (4.07 max x 3.20)

Being fitted with a comprehensive range of quality floor and wall units with contrasting rolled edge laminated preparation surfaces having an inset stainless steel one and a half bowl sink and drainer unit with mixer tap. Integrated appliances include an electric oven, induction hob with an acrylic splashback finish to the wall and a stainless steel and glazed extractor canopy hood above, an integrated dishwasher, a larder style fridge freezer and a separate counter fridge. Attractive timber floor covering, window to the rear aspect.

Utility Lobby

Plumbing for an automatic washing machine, tiled floor and spotlights to the ceiling.

Cloakroom / W.C.

With a low level WC, wash hand basin within a vanity unit, tiled floor and spotlights to the ceiling

First Floor Accommodation

Landing

Window to the side aspect and leading to:

Bedroom One

15'5" x 11'11" (4.70 x 3.65)

Into an angled bay window to the front aspect. There are fitted wardrobes and a radiator.

Bedroom Two

13'7" x 11'11" (4.15 x 3.65)

Window to the rear aspect and a radiator.

Bedroom Three

7'9" x 6'11" (2.37 x 2.13)

Angled oriel bay window to the front aspect and a radiator.

Bathroom

A contemporary suite in white to comprise bath with tiled side, wash hand basin within a vanity unit and a low level WC. There is an electric shower unit within an independent corner enclosure, tiled floor, spotlights to the ceiling and a tall chrome heated towel rail.

Gardens

There are well established gardens to the front and rear of the property of good proportion and laid

Tel: 01482 657657

mainly to lawn with two patio seating areas, a variety of trees flowers and shrubs.

Garage

Brick built, attached to the property with an electronically operated door, lights and power supplied and accessible via a private driveway.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax band - D

Local Authority - East Riding Of Yorkshire

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

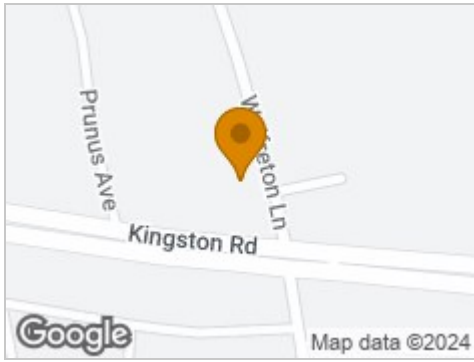
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.



Road Map



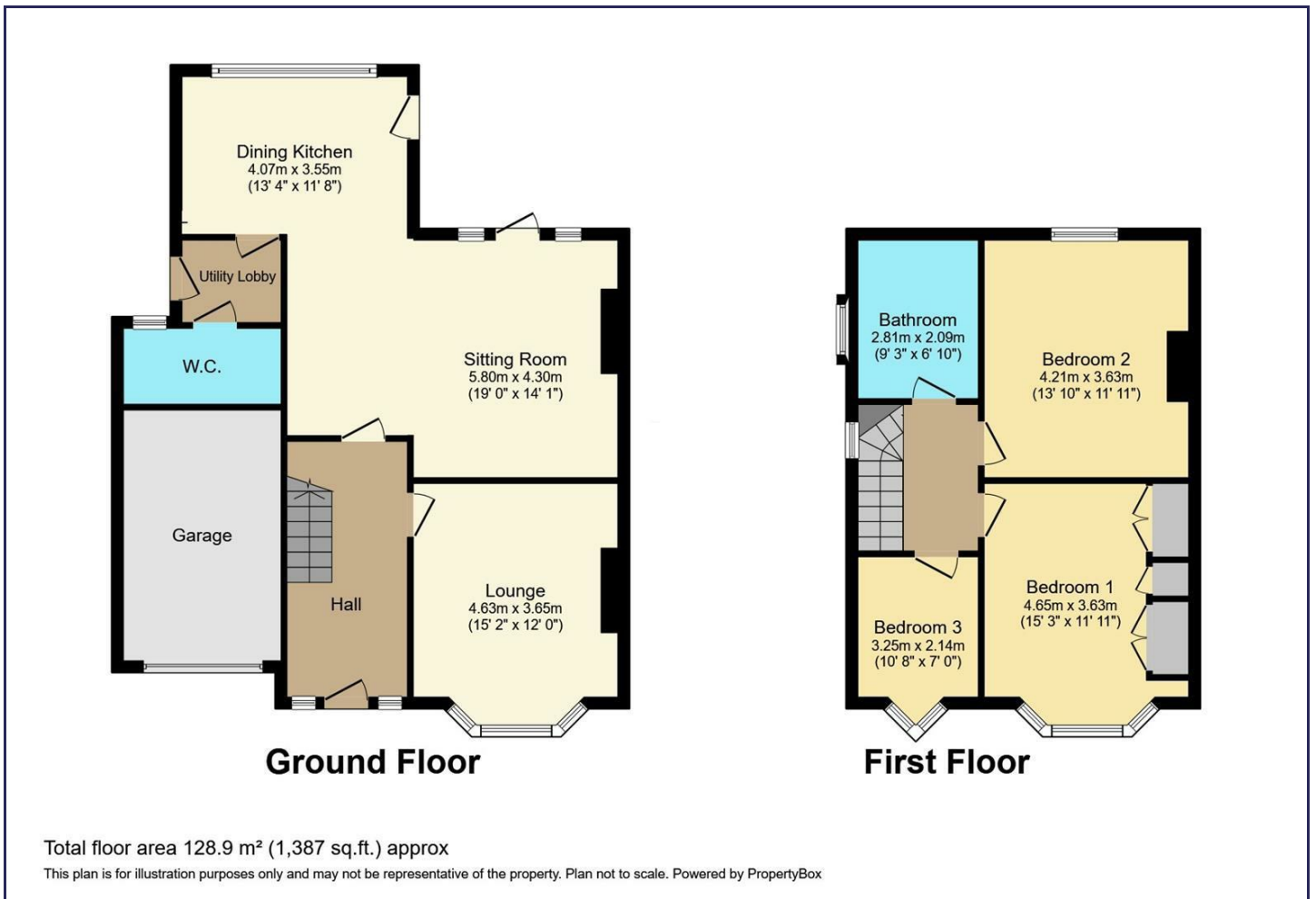
Hybrid Map



Terrain Map



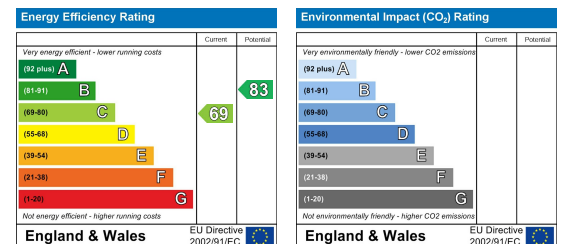
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.