

# Whitakers

Estate Agents



## 127 Kingston Road, Willerby, HU10 6AL

**Offers In The Region Of £215,000**

Well presented three bedroom middle terrace house situated on Kingston Road within the Village of Willerby in close proximity to an abundance of local shopping, recreational facilities and schools together with excellent transportation links.

The accommodation briefly comprises: entrance porch which is open plan into the entrance hall, bay windowed lounge and an 'L' shaped open plan living dining kitchen to the ground floor with three bedrooms - two of which are double in size and a well appointed bathroom to the first floor.

There is a low maintenance front garden which the current owner has received permission to lower the curb in order to accommodate off-street parking, and an enclosed rear garden with hard standing which already provides parking provision.

The property benefits from having Upvc double glazing and gas fired central heating.

An internal viewing is highly recommended.

## The Accommodation Comprises

### Front External

### Ground Floor

#### Entrance Porch

An external Upvc entrance door with two decoratively leaded and stained double glazed panel inserts leads into the entrance porch. Being of brick and Upvc double glazed construction and having a recessed spotlight to the ceiling. The entrance porch is open plan into the entrance hall.

#### Entrance Hall



Having a central heating radiator, a wood effect vinyl finish to the floor and where a flight of stairs lead to the first floor accommodation.

Lounge 13'2" (into bay window) x 11'0" (4.02m (into bay window) x 3.36m)



Having a Upvc double glazed bay window to the front elevation, a central heating radiator and coving to the ceiling.

#### Inner Lobby

Having a built-in understairs storage cupboard which houses the gas and electric meters and consumer unit.

Open Plan Living Dining Kitchen 17'0" x 19'11" (to 14'5") (5.20m x 6.09m (to 4.40m))



This 'L' shaped open plan living dining kitchen is fitted with a range of units in a high gloss finish in cream with brushed steel effect fittings comprising: wall mounted eye-level units, drawers, base units and wicker basket storage drawers with a complementary fitted wood effect worksurface over which incorporates a stainless

steel one and a half bowl sink and drainer unit with mixer tap. There is an integrated 'Bush' electric oven, a 'Samsung' four ring gas hob, plumbing for an automatic washing machine, space for a larger style fridge freezer, a central heating radiator, a Upvc diamond leaded and double glazed window to the rear elevation and Upvc diamond leaded and double glazed 'French' doors with Upvc double glazed side lights to the rear elevation. There are recessed spotlights to the ceiling, a tiled splashback finish to the walls and a wood effect vinyl finish to the floor.

### First Floor Accommodation

#### Landing

Having a loft hatch access and coving to the ceiling.

Bedroom One 13'2" (into bay window) x 10'8" (maximum) (4.02m (into bay window) x 3.26m (maximum))



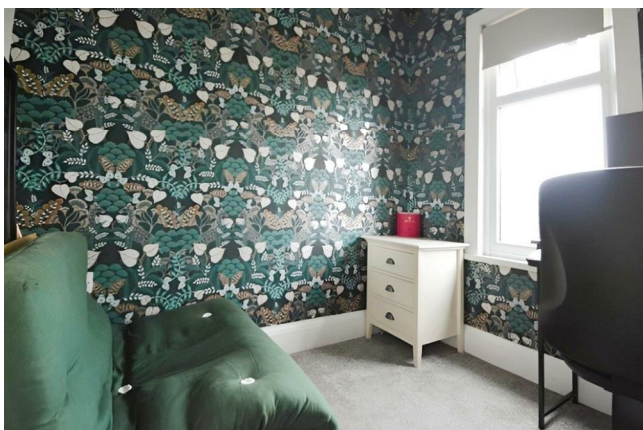
Having a Upvc double glazed bay window to the front elevation, a central heating radiator and coving to the ceiling.

Bedroom Two 11'0" x 10'5" (3.36m x 3.20m)



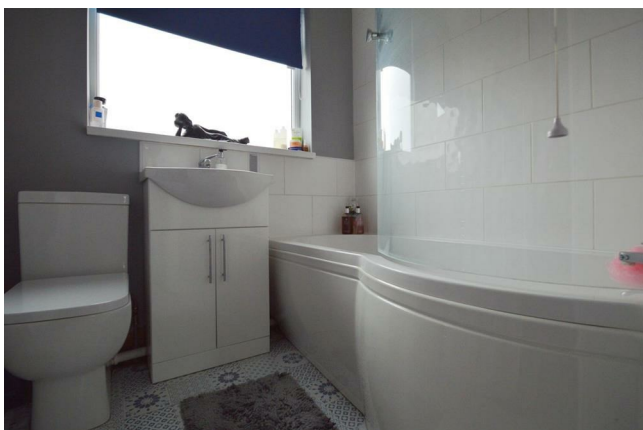
Having a fitted cupboard which houses the 'Ideal Logic C30' combination boiler, a further fitted storage cupboard with open shelving beneath, a Upvc diamond leaded and double glazed window to the rear elevation, a central heating radiator and coving to the ceiling.

### Bedroom Three 7'3" x 6'0" (2.21m x 1.83m)



Having a central heating radiator and a Upvc double glazed window to the front elevation.

### Bathroom 6'2" x 5'6" (1.88m x 1.68m)



Being fitted with a three piece suite in white comprising: a curved shaped shower bath with curved glazed side screen and a mixer tap with hand held shower attachment and further rainhead shower, a vanity wash basin with mixer tap and fitted cabinet below, and a low level W.C. suite with button push flush. There is a chrome effect vertical ladder style radiator, a wall mounted extractor fan unit, and an obscured double glazed Upvc window to the rear elevation. The walls are partially tiled, there is a tile effect laminate finish to the floor and recessed spotlighting to the ceiling.

### External



To the front of the property there is an enclosed low maintenance garden which is laid to decorative aggregates and has low timber fencing and brick walling to the boundaries.

To the rear of the property there is an enclosed garden with areas laid to timber decking, lawn, decorative aggregates and hard standing allowing for parking provision. The garden has timber fencing to the boundaries and double gates to the rear boundary. There is also a timber built garden store shed.

### Tenure

The Tenure of this property is Freehold.

### Council Tax Band

Local Authority - East Riding of Yorkshire.  
Council Tax Band 'B'.

### Material Information

Construction - Standard  
Conservation Area - No  
Flood Risk - Very Low  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Basic 15 Mbps / Ultrafast 1000 Mbps  
Coastal Erosion - N/A  
Coalfield or Mining Area - N/A

### 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.

### 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.

### Whitakers Estate Agent Declaration

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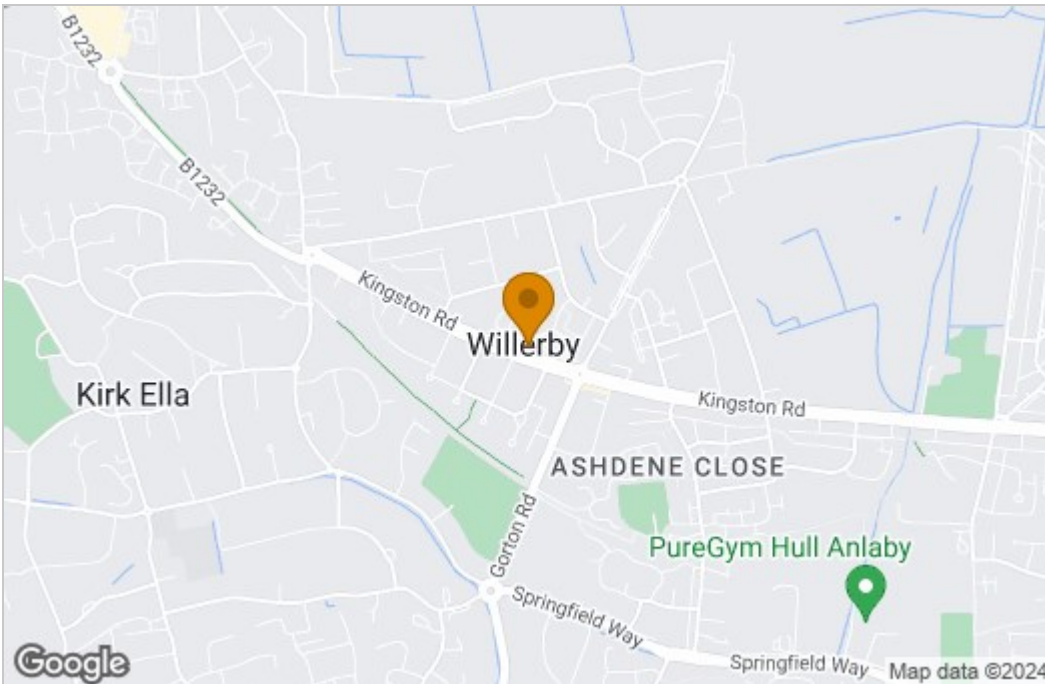
contact. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

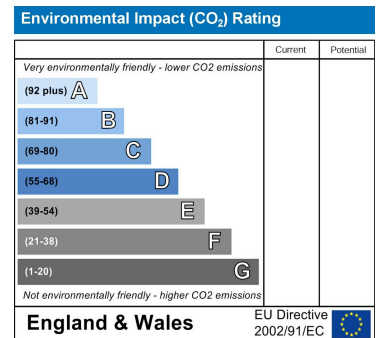
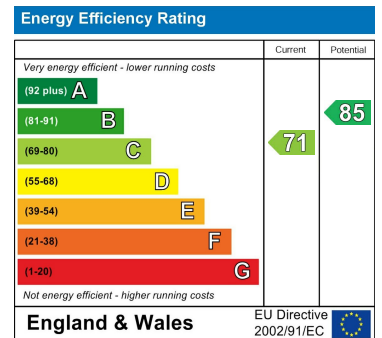


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# 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.