

Whitakers

Estate Agents



66 Wolfreton Lane, Willerby, HU10 6PT

£360,000

This stunning three-bedroom semi-detached house has been much extended and enhanced from its original design to provide its occupant additional living space and is immaculately presented throughout.

The property is established on a prime position off Kingston Road on a generous plot backing onto Springhead Golf Course and enjoying close proximity to an abundance of local amenities and leisure facilities and accompanying playing fields, all of which are well connected by transport links that also provide routes the Hull City Centre and surrounding villages.

The main features include: porch, large entrance hall, cloakroom, spacious lounge, further sitting room room and a stunning open plan kitchen/dining room with bi-fold doors leading out to the garden, The first floor boasts three good bedrooms, a family bathroom and separate WC

Externally to the front, there is a gravelled garden with a boundary wall providing additional off street parking complimenting the side driveway which leads to the garage. At the rear of the property there is a generous sized lawned garden and large patio with mature borders, backing onto the golf course.

Taken together, the accommodation on offer is ideal for the growing family seeking to move straight into a home that resides within the catchment area of the Willerby Carr Lane Primary / Wolfreton secondary school and college. As such, viewing at the earliest convenience is recommended to avoid disappointment.

Front External



The accommodation comprises:

Recess Porch

Upvc double glazed entrance door leading to:

Entrance Hall

Upvc double glazed windows to the side of the door, gas central heating radiator, laminate flooring, picture rail, under stairs storage cupboard and staircase to the landing off.

Cloakroom



Upvc double glazed window, low flush WC and vanity wash basin.

Lounge 16,2" x 13'1" (4.88m,0.61m x 3.99m)



Upvc double glazed bay window, gas central heating radiator, feature fireplace with a living flame fire, coved ceiling with a ceiling rose and a dado rail.

Sitting Room 15' x 11'8" (4.57m x 3.56m)



French doors leading to the dining room, gas central heating radiator, Adam style fireplace with a living flame fire and a dado rail.

Kitchen 21'10 x '10" (6.65m x '3.05m)



Two Upvc double glazed windows, Upvc double glazed entrance door, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and upstands, inset one and a half bowled single drainer sink

unit, plumbing for an automatic washing machine and dish washer, inset five ring induction hob with a cooker hood over, Single oven, warming drawer and a steam oven, and down lighters. Open plan to:

Dining Room 14' x 12'4" max (4.27m x 3.76m max)



Having Bi fold doors leading to the garden with two Velux windows set into sloping ceiling and a gas central heating radiator.

Landing

Upvc double glazed window and access to the loft space.

Bedroom One 16'7" x 11'8" (5.05m x 3.56m)



Upvc double glazed window, gas central heating radiator, coved ceiling and fitted bedroom furniture.

Bedroom Two 14'4" x 11'10" (4.37m x 3.61m)



Upvc double glazed window, gas central heating radiator, coved ceiling, dado rail and fitted bedroom furniture.

Bedroom Three 9'2" x 7'11" (2.79m x 2.41m)



Upvc double glazed window cantilever bay window, gas central heating radiator and a dado rail.

Bathroom



Two Upvc double glazed windows, gas central heating radiators, fitted with a panelled bath with a mixer shower, low flush WC, shower cubicle and twin vanity wash basins. A storage cupboard houses the gas central heating boiler.

WC



Upvc double glazed window, low flush WC, coved ceiling and a dado rail.

Gardens



To the front of the property there is a gravelled garden with a boundary wall providing additional off street parking complimenting the side driveway which leads to the garage. At the rear of the property there is a generous sized lawned garden and large patio with mature borders, backing onto the golf course.

Rear External



Key points

Extended three bedroom semi detached
Generous plot backing onto Springhead Gold Course
Three receptions
Private side driveway, garage and off street parking
Ideal family home – Wolfreton Catchment

Council Tax

Local Authority - East Riding Of Yorkshire
Council Tax Band - D

EPC

EPC - D

Tenureship

The property is Freehold

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - No Risk
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - Basic 17 Mbps Ultrafast 1000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional Services

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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.

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Floor Plan

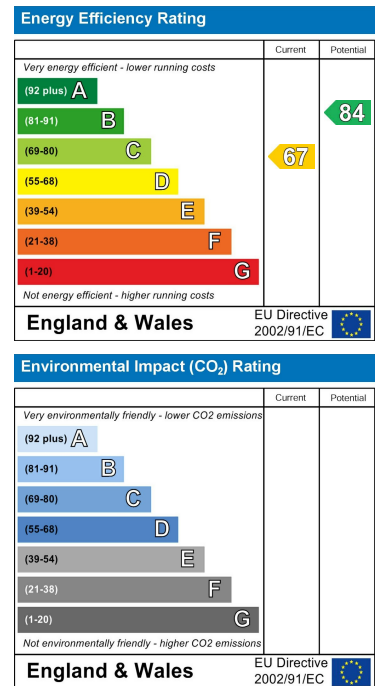


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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