

Whitakers

Estate Agents



5 Maple Avenue, Willerby, HU10 6PF

£275,000

Whitakers Estate Agents are pleased to introduce this immaculately presented and extended family home which is ideally situated in the Willerby village; it falls within the catchment of prestigious schools and embraces close proximity to an abundance of local amenities and leisure facilities together with a range of transport links.

The internal layout briefly comprises ground level entrance hall, bay fronted lounge, fitted kitchen and dining area with French doors opening to the garden.

A fixed staircase ascends to the first floor which boasts a fitted master bedroom, a second double bedroom, a bay fronted third bedroom and a bathroom furnished with a four-piece suite.

Externally to the front aspect the plot is paved with the kerb lowered to accommodate off-street parking. A side drive leads to the detached garage and gate opening to the back of the property.

The rear garden is mainly laid to lawn with a patio seating areas and fencing to the surround. The residence also benefits from having an outside tap, power socket and pedestrian access to the ten-foot.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Ground floor

Front external



Externally to the front aspect the plot is paved with the kerb lowered to accommodate off-street parking. A side drive leads to the detached garage and gate opening to the back of the property.

Entrance hall



Composite entrance door with side windows, central heating radiator, under stairs storage cupboard and Karndean flooring. Leading to :

Lounge



UPVC double glazed bay window, central heating radiator and carpeted flooring.

Kitchen



Composite stable door, two UPVC double glazed windows, roof style window, central heating radiator, Karndean flooring and fitted with a range of floor and eye level units, granite worktops with granite upstand above, sink with mixer tap, integrated fridge-freezer as well as integrated washing machine, and provision for a gas cooker with extractor hood above.

Dining area



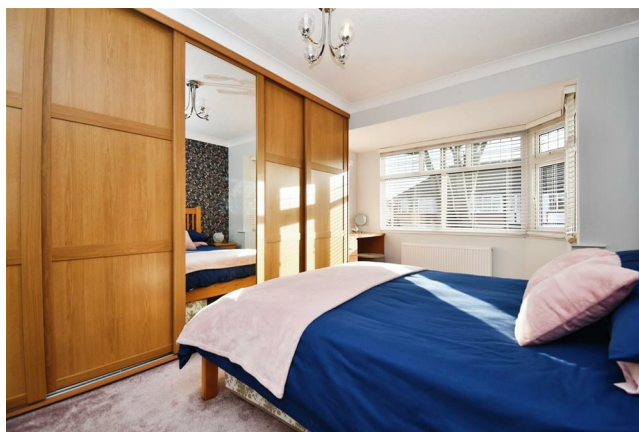
UPVC double glazed French doors to the garden, central heating radiator, log burner with oak mantle, fitted cupboard and Karndean flooring.

First floor

Landing

With access to the loft hatch, UPVC double glazed window and carpeted flooring. Leading to :

Bedroom one



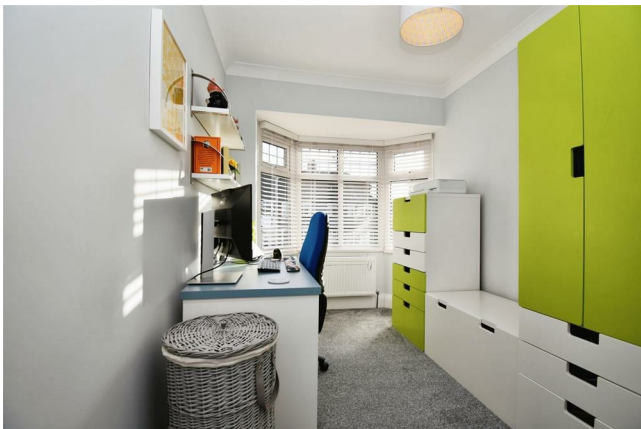
UPVC double glazed bay window, central heating radiator, fitted wardrobes and carpeted flooring.

Bedroom two



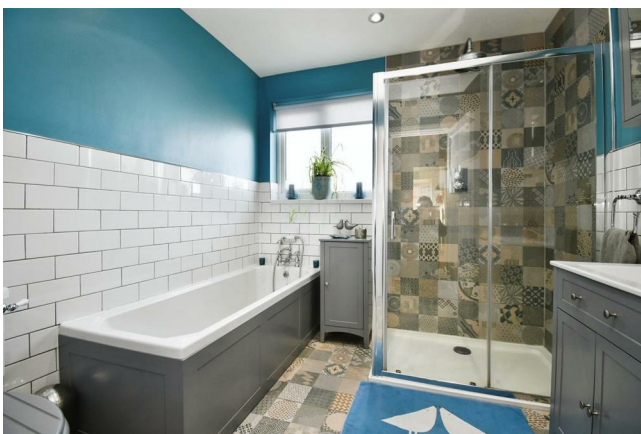
UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom three



UPVC double glazed window, central heating radiator and carpeted flooring.

Bathroom



Two UPVC double glazed windows, central heating radiator, partly tiled to splashback areas with tile effect laminate flooring and furnished with a four-piece suite comprising panelled bath with mixer tap and shower, walk-in enclosure with waterfall shower, vanity sink with mixer tap and low flush W.C.

Rear external



Externally to the front aspect the plot is paved with the kerb lowered to accommodate off-street parking. A side drive leads to the detached garage and gate opening to the back of the property.

Tenure

The property is held under Freehold tenureship

Council tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB236005000

Council Tax band - C

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 16 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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.

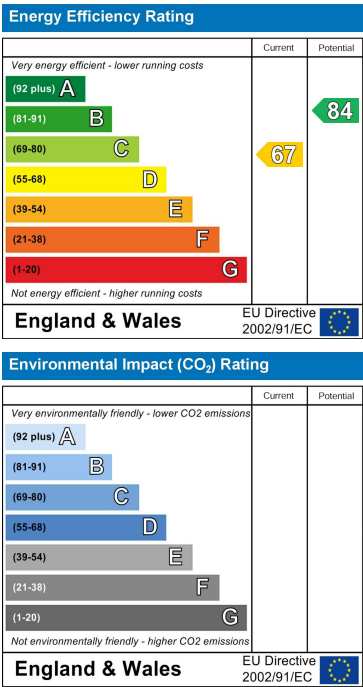
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.