

Whitakers

Estate Agents



211 Kingston Road, Willerby, HU10 6AN

£220,000

Whitakers Estate Agents are pleased to introduce this well-presented three bedroom property which is ideally situated on Kingston Road, Willerby and is within close proximity to a number of amenities ranging from convenience stores, bars, restaurants and other local businesses.

The internal layout briefly comprises entrance hall, lounge, dining room and a large fitted kitchen diner to the ground level; a fixed staircase ascends to the first floor which boasts three bedrooms, a good third bedroom and a well-appointed bathroom.

To the front of the property there is a gravelled garden and to the rear a lawned garden with fencing to the surround and a patio area.

Taken together, the accommodation on offer would make a great family home for those seeking to reside within the catchment of the Willerby Carr Lane Primary School and connecting Wolfreton School and Sixth Form College.

Accommodation Comprises

Entrance Hall

UPVC double glazed entrance door, laminate flooring, coved ceiling, under stairs storage cupboard and staircase to the landing off.

Lounge 14' x 11'3 (4.27m x 3.43m)



UPVC double glazed bay window, gas central heating radiator, coved ceiling and laminate flooring. Open plan to:

Dining Room 9'4 x 8'10 (2.84m x 2.69m)



Gas central heating radiator and leads to the living dining kitchen.

Dining Kitchen 17'2 x 16'6 (5.23m x 5.03m)



UPVC double glazed window, twin roof windows, bi fold doors leading to the gardens, two gas central heating radiators, fitted with a range of base wall and drawer units with fitted worktops and tiled splash backs, single drainer sink unit, split level oven and hob, plumbing for an automatic washing machine, integrated fridge freezer, enclosed gas central heating boiler, down lighters and laminate flooring.

Landing

Coved ceiling. Leads to:

Bedroom One 13'6 x 10'11 (4.11m x 3.33m)



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

Bedroom Two 10'11 x 10'8 (3.33m x 3.25m)



UPVC double glazed window, gas central heating radiator and laminate flooring.

Bedroom Three 7'4 x 5'11 (2.24m x 1.80m)



UPVC double glazed bow window, gas central heating radiator, laminate flooring and access to the loft space.

Bathroom



UPVC window, gas central heating radiator, fully tiled and fitted with a three piece suite comprising panelled bath with a mixer shower and shower screen, vanity wash basin and a low flush WC, down lighters and an extractor fan.

Externally



To the front of the property there is a gravelled garden and to the rear a lawned garden with fencing to the surround and a patio area.

Tenure

Freehold.

Council Tax Band

Band B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 5Mbps / 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.

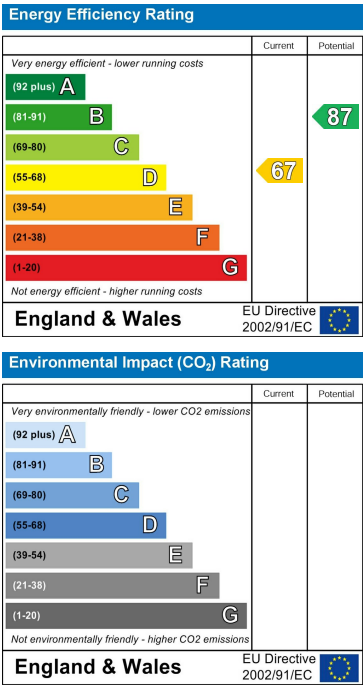
Floor Plan



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.