



264 Kingston Road

Willerby, Hull, HU10 6ND

£240,000



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## Ground Floor

### Entrance Porch

Entrance to the front into a UPVC porch with laminate flooring and access into the main hallway:

### Reception Hallway

A welcoming entrance into this Lovely family home, with fixed staircase to the first floor level, UPVC double glazed window to the side, storage cupboard, laminate flooring and radiator.

### Lounge

13'10" x 12'11" (4.24m x 3.95m)

A generous lounge to the front with walk in bay window with UPVC double glazing, feature gas fireplace, set within marble hearth and surround with decorative wooden mantle piece, laminate flooring and radiator.

### Dining Room

14'2" x 11'2" (4.32m x 3.42m)

A formal dining room with fitted cabinets either side of the chimney breast, UPVC French doors opening into the conservatory, laminate flooring and wall mounted electric fireplace.

### Conservatory

10'10" x 10'9" (3.32m x 3.30m)

To the rear of the property is a UPVC conservatory with door opening out to the rear garden and a door into the utility room. With laminate flooring.

### Kitchen

19'0" x 9'3" (5.81m x 2.84m)

Fitted with a range of base and wall mounted units,

complimenting laminate worksurfaces, inset sink unit, inset electric hob with extractor over, built in double oven and microwave, integrated full height fridge and undercounter freezer. With UPVC window and door to the rear, tiled flooring and tall radiator.

### Utility Room

7'4" x 6'2" (2.25m x 1.90)

As part of the UPVC conservatory, with direct access to the garden, plumbing for an automatic washing machine and space for a tumble dryer, with cupboard, worksurface and inset stainless steel sink.

### Cloakroom

Located off the hallway is the guest WC with a low level WC and sink.

## First Floor

### Landing

A central landing with UPVC window to the side, access to all first floor rooms.

### Master Bedroom

13'11" x 13'11" (4.26m x 4.26m)

A double bedroom to the front with a walk in bay window with UPVC double glazing, fitted wardrobes, carpet floor covering and radiator.

### Bedroom Two

14'0" x 11'4" (4.27m x 3.46m)

A second double bedroom with a UPVC double glazed window, range of fitted wardrobes, carpet flooring and radiator.

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### Bedroom Three

12'5" x 9'6" (3.80m x 2.92)

A third double bedroom to the rear, with UPVC double glazing, fitted wardrobes, carpet flooring and radiator.

### Shower Room

6'11" x 7'6" (2.13m x 2.30m)

To the front of the property with UPVC double glazed window, walk in shower cubicle and sink inset within vanity unit comprising plenty of storage and a chrome effect heated towel rail.

### WC

6'2" x 2'11" (1.88m x 0.89)

A separate WC with UPVC window to the side, fitted with a low level WC and sink unit.

### Outside

Externally, to the front is a block paved driveway providing off street parking for two vehicles, gated access down the side to the rear garden and the rear of the property is a generous garden, mainly laid to lawn with patio area and shed. Beyond the shed is further outdoor space, with a hardstanding

for extra parking and gated access onto the ten foot beyond.

### Council Tax

We have been advised that the property is Council Tax Band C.

### ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

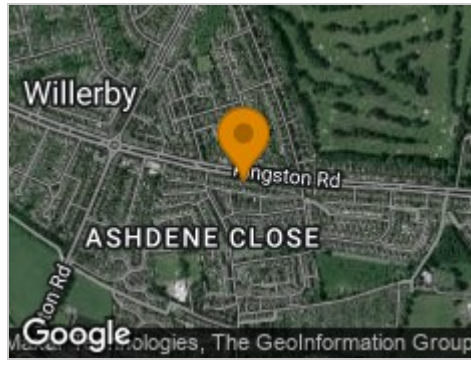
Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



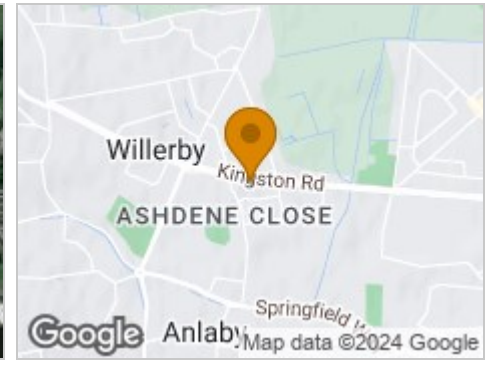
## Road Map



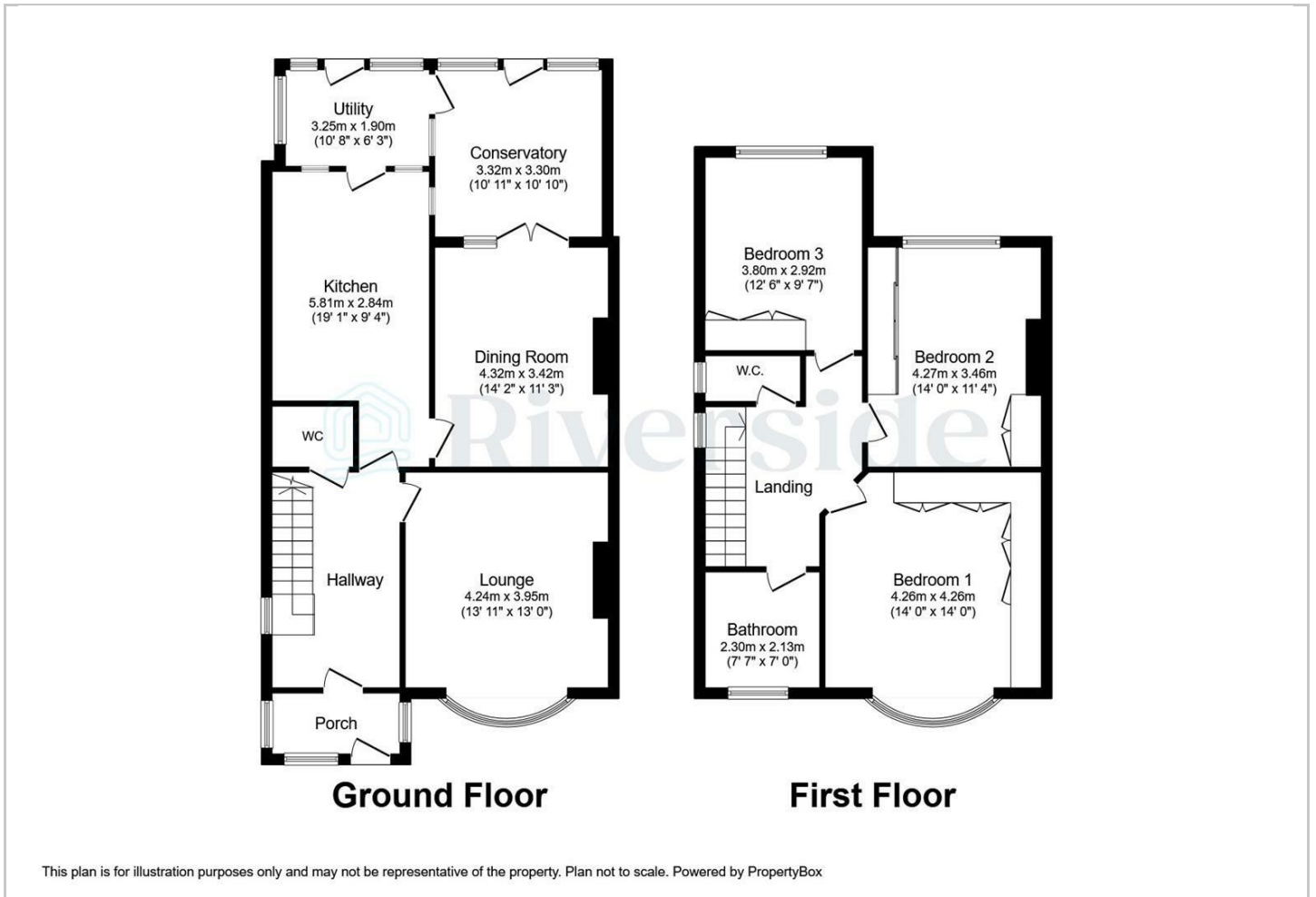
## Hybrid Map



## Terrain Map



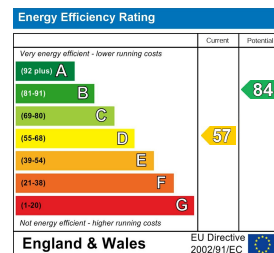
## Floor Plan



## Viewing

Please contact our Hull Office on 01482 322411 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.