



205 Carr Lane, Willerby HU10 6JY
O.I.R.O. £275,000

- Semi-detached family house
- No Onward Chain
- In excess of 1100 square feet
- Three Bedrooms
- First floor 4 piece Bathroom
- Two Receptions
- Kitchen with built-in appliances
- Well presented garden
- Driveway and single garage
- EPC Rating: C; Council Tax Band: D

This semi-detached family house is presented to the market with no onward chain. The property has been owned for many years by the family which truly speaks volumes on what a great house and location! Within walking distance of the schools this property is an ideal home for family living. With over 1100 square feet of accommodation the well presented accommodation enjoys Entrance Hallway with WC off, two Receptions and Kitchen. To the first floor there are THREE Bedrooms all of which have fitted wardrobes and a four piece Bathroom. The gardens are well maintained and provide great outdoor space. The side driveway provides off-street parking and leads to the single garage. Viewing is a must to really appreciate what is on offer and what you can add to include your family style.

LOCATION

Located on Carr Lane which is a popular address to have with ease of access to the schools and connecting Willerby Square to The Parkway. Willerby is an East Riding of Yorkshire village located on the western outskirts of the City of Kingston upon Hull. Located approximately 5 miles west of Kingston upon Hull and only 7.7 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

18'6" x 6'11" (5.64m x 2.11m)

Storage cupboard and staircase with balustrade leading to the first floor accommodation.

W.C.

uPVC double glazed window to the side elevation, low level w.c. and pedestal wash hand basin.

LOUNGE

20' x 11'11" (6.10m x 3.63m)

uPVC double glazed picture bay window to the front elevation, feature fireplace with marble back and hearth, and TV aerial point. Double doors lead into:

DINING ROOM

10'11" x 10' (3.33m x 3.05m)

uPVC double glazed window to the rear. Door into:

KITCHEN

16'2" x 7'10" (4.93m x 2.39m)

uPVC double glazed window to the rear and side elevation and door to garden, fitted storage cupboard, an extensive range of modern fitted base and wall units with work surfaces and tile splashbacks, gas hob with electric oven and extractor, integrated dishwasher, space for fridge freezer and sink unit with drainer.

FIRST FLOOR

LANDING

Access to loft and airing cupboard.

BEDROOM 1

13'5" x 10'7" (4.09m x 3.23m)

uPVC double glazed window to the front elevation and fitted wardrobe providing hanging and storage facilities.

BEDROOM 2

14'4" x 10'6" (4.37m x 3.20m)

uPVC double glazed window to the rear elevation and fitted wardrobe.

BEDROOM 3

9'11" x 8'5" decreasing to 6'10" to wardrobes (3.02m x 2.57m decreasing to 2.08m to wardrobes)

uPVC double glazed window to the front elevation and fitted wardrobe providing hanging and storage facilities.

BATHROOM

7'6" x 8'4" (2.29m x 2.54m)

uPVC double glazed window to the rear elevation, four piece modern suite in white comprising panelled bath, independent shower cubicle, wash hand basin and low level w.c. complemented with tiled splashbacks to wet areas.

OUTSIDE

To the front of the property is an enclosed garden with planted borders and an area of lawn. A side driveway provides off-street parking and leads down to the brick built detached garage with up-and-over door.

The rear garden is predominantly laid to lawn with a patio and a beautifully stocked all seasons garden. There is also a timber garden shed. The rear garden offers a relatively good degree of privacy.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

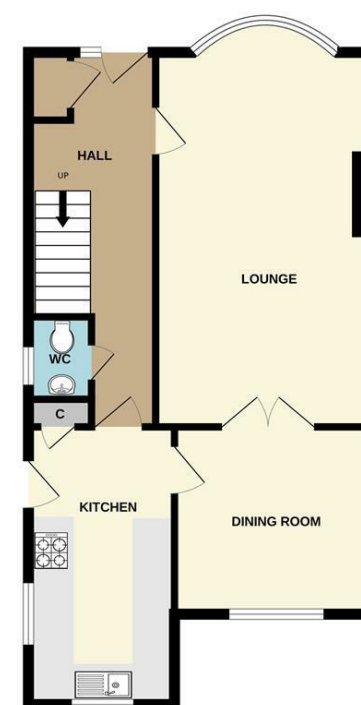
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GROUND FLOOR

1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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