



**93 Wolfreton Lane, Willerby HU10 6PS**  
**£480,000**



- Stunning 1930's refurbished house
- Beautifully styled elevations in excess of 2100 square feet
- No onward chain
- Five Bedrooms
- Three Reception areas
- Stunning contemporary Dining Kitchen with bi-folding doors
- Utility & WC
- Superb landscaped West facing garden
- Block sett driveway
- EPC Rating: D; Council Tax Band: E

This absolutely stunning home is in our opinion, one of the finest portraits of refurbished 1930's houses in the area! With in excess of 2100 square feet of versatile, well appointed accommodation, the stylish decadent elevations enjoy: Entrance Hallway, Lounge, Sitting/Day Room, Superb, contemporary Dining Kitchen with bi-folding doors and a host of built-in appliances, Utility Room and downstairs WC. To the first floor there are Four good size Bedrooms and Two Bathrooms with a further Double Bedroom located on the second floor (ideal for working from home). The West facing garden is beautifully landscaped creating a low maintenance outdoor space, with built in BBQ and pizza oven area! There is a block sett driveway to the front of the property providing off-street parking for several vehicles. The garage has been converted but still has a useful store to the front. Offered with NO ONWARD CHAIN! It is nigh on impossible to not completely fall head over heels in love with this house - it is one you simply must view!

#### LOCATION

Wolfraton Lane is located off Kingston Road, a superb tree lined street which connects to The Parkway. Lying within Wolfraton School catchment area and with Hull Collegiate within a short drive.

Willerby is such an ideal position for access to the motorway, Beverley and coastal routes. With an excellent range of shops, restaurants and bus service connecting to further afield.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

An attractive door with glazed inserts and side windows leads into:

##### ENTRANCE HALLWAY

Beautiful feature flooring, panelling and staircase with spindle balustrade leading to the first floor accommodation. Under-stairs storage cupboard housing the utility meters.

##### LOUNGE

16'11" into bay x 12'8" (5.16m into bay x 3.86m)  
uPVC double glazed walk-in bay window to the front elevation, beautiful parquet flooring, feature fireplace with living flame gas fire and TV aerial point.

##### SITTING/DAY ROOM

25'11" x 12' decreasing to 10'4" (7.90m x 3.66m decreasing to 3.15m)  
A beautiful area ideal for family living having double doors opening out into the kitchen. Brushed steel fire surround with open fire, beautiful wood laminate flooring, TV aerial point and West facing Velux roof windows creating a superb flow of light.

##### DINING KITCHEN

21'5" x 17'6" (6.53m x 5.33m)  
Bi-fold doors opening out into the beautiful West facing rear garden. Velux roof windows which created superb light flow in a semi vaulted ceiling.

To the kitchen area there is a stunning range of high gloss base and wall units incorporating large useful storage drawers, contemporary frosted glass fronted units with contrasting work surfaces. Double display unit with integral lighting. A range of built in and integrated appliances including stainless steel twin Samsung ovens, gas hob, modern cooker hood, sunken sink with drainer, integrated fridge freezer and space with plumbing for a dishwasher. Tiled flooring flows throughout this area making it ideal for family living and entertaining. Door leads in to the Utility room.

Double doors lead in to the Sitting/Day room, creating the option of great open plan living.

##### UTILITY AREA

Door with glazed inserts leading out into the side passageway, space and plumbing for washing machine, and space for tumble dryer.

##### W.C.

Two piece suite in white comprising wash hand basin set in vanity and low level w.c.

##### STORE

9' x 8' (2.74m x 2.44m)  
Accessed via a door from the utility room. Formerly the garage, and with up-and-over door providing great storage facilities.

##### FIRST FLOOR

##### LANDING

With fixed staircase leading to the second floor. uPVC double glazed window to the rear landing area which provides access to Bedroom 3/Guest room.

##### BEDROOM 1

17'4" maximum x 11'11" (5.28m maximum x 3.63m)  
uPVC double glazed walk-in bay window to the front elevation.

##### WALK-IN DRESSING ROOM

Offering storage and hanging facilities. This was originally intended to be an ensuite and could easily be converted subject to regulations.

##### BEDROOM 2

14'5" decreasing to 11'2" x 12' (4.39m decreasing to 3.40m x 3.66m)  
uPVC double glazed window to the rear elevation.

##### BEDROOM 3

10'5" x 9'2" (3.18m x 2.79m)  
Leading off the second landing area. Having a uPVC double glazed window to the front and side elevations.

##### SHOWER ROOM

Modern three piece suite in white comprising independent shower cubicle with multi point shower, wash hand basin and low level w.c., fully tiled walls and uPVC double glazed window to the side elevation.

##### BEDROOM 4

10'3" into bay x 7'10" (3.12m into bay x 2.39m)  
uPVC double glazed bay window to the front elevation.

##### FAMILY BATHROOM

9'1" x 7'8" (2.77m x 2.34m)  
uPVC double glazed window to the rear elevation. A stunning newly fitted suite with twin sinks, w.c., walk-in shower cubicle and pod bath with central taps, all beautifully complemented with attractive tiling, extractor and towel radiator.

##### SECOND FLOOR

Fire door leading off the small landing opening in to:

##### BEDROOM 5

11'1" maximum x 11' maximum (3.38m maximum x 3.35m maximum)  
West facing Velux roof windows creating great light flow and storage cupboard in the eaves

##### OUTSIDE

To the front of the property is an extensive private block sett driveway, shielded from the road by a wall and providing off-street parking for several vehicles. A gate provides access down the side of the property.

The former garage has been converted but still includes a store to the front with up-and-over door, power and light.

The beautiful West facing rear garden has been landscaped and features an extensive stone patio, raised water features, an array of shrubs and plants with raised borders. With a stunning circular area which astro turf lawn, lighting, this area provides great outdoor space. To the head of the garden there is a rased decking area with dwarf wall. Built in gas BBQ and Pizza oven; a truly superb area to relax and enjoy outdoor entertainment! A truly stunning garden and one to most definitely view!

##### 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).

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