



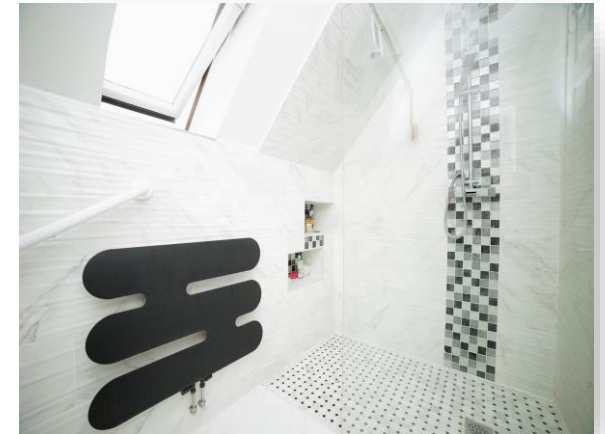
Carr Lane, Willerby HU10 6JX

Welcome to

Carr Lane, Willerby

GUIDE PRICE £400,000 - £425,000

Stunning Home In Willerby with - Entrance Hall, Kitchen/Diner/Day Room, 4 Bedrooms, Family Bathroom & Family Shower Room, Gardens, Off Street Parking & Double Garage! - Call now to book your viewing!



Entrance Hall

With double glazed door to the front, radiator, storage cupboard and stair to the First Floor.

Lounge/ Diner/ Day Room

21' 9" x 21' (6.63m x 6.40m)

Fitted kitchen with a range of wall and base units, quartz effect work surfaces, sink and drainer unit, central island with breakfast bar, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated microwave, waste disposal system, electric oven, electric hob, cooker-hood, spot light points, television point, radiator, central heating boiler, 2 double glazed windows to the rear, 2 double glazed windows to the front and 2 double glazed patio style doors leading to the Rear Garden.

Bathroom

Bathroom with bath with electric shower over, vanity wash hand basin, low level wc and double glazed window to the rear.

First Floor

Landing

With skylight window to the side and eaves storage.

Bedroom 1

18' x 10' 2" (5.49m x 3.10m)

With double glazed window to the side, skylight window to the front, radiator, eaves storage and fitted sliding door wardrobes.

Bedroom 2

11' 9" x 13' 4" (3.58m x 4.06m)

With double glazed window to the side, skylight window to the front, radiator and eaves storage.

Bedroom 3

11' 7" x 11' 6" (3.53m x 3.51m)

With double glazed window to the side, radiator and coving to the ceiling.

Bedroom 4

11' 7" x 9' 9" (3.53m x 2.97m)

With double glazed bow window to the side, radiator and coving to the ceiling.

Shower Room

Shower Room with shower cubicle, vanity wash hand basin, low level wc and skylight window to the side.

Outside

Front Garden

With gravelled area, wrought iron gate, path, wall, hedging and shrubs.

Rear Garden

With lawned area, paved patio area, trees, gravelled area, raised borders and fenced surround.

Parking

There is off street parking and a double garage.



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Welcome to

Carr Lane, Willerby

- GUIDE PRICE £400,000 - £425,000
- 4 Bedroom Home In Willerby
- Modern Open Plan Kitchen/Diner/Day Room
- Family Bathroom & Family Shower Room
- Off Street Parking & Double Garage

Tenure: Freehold EPC Rating: D

guide price

£400,000 - £425,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY109642 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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