



Beech Avenue, Willerby HU10 6AA

Welcome to

Beech Avenue, Willerby

Semi Detached Home In Willerby With Entrance Hall, Lounge, Dining Room, Further Reception Room, Fitted Kitchen, 3 Bedrooms, Shower Room & Separate W/ C, Gardens, Off Street Parking & Garage!



Entrance Hall

With double glazed door to the front with matching side screens, electric heater and stairs to the First Floor.

Lounge

15' 4" into bay x 11' 8" into recess (4.67m into bay x 3.56m into recess)

With double glazed bay window to the front, electric fire, electric heater and fitted shelving to the recess.

Reception Room

14' 9" x 11' 9" into recess (4.50m x 3.58m into recess)

With double glazed window to the side, electric heater, feature fireplace with tiled hearth, fitted shelving in recess, coving to the ceiling and double glazed patio style doors leading to the Rear Garden.

Dining Room

9' x 8' 7" (2.74m x 2.62m)

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

Kitchen

9' 5" x 9' 1" (2.87m x 2.77m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, electric hob, electric oven, cooker-hood, spot light points, plumbing for an automatic washing machine, double glazed window to the side and double glazed door to the rear.

First Floor

Bedroom 1

15' 1" max x 11' 9" to rear of wardrobes (4.60m max x 3.58m to rear of wardrobes)

With double glazed window to the rear, electric heater, built in wardrobes and coving to the ceiling.

Bedroom 2

15' 5" into bay x 11' 5" to rear of wardrobes (4.70m into bay x 3.48m to rear of wardrobes)

With double glazed bay window to the front and built in wardrobes.

Bedroom 3

7' 1" x 6' 6" (2.16m x 1.98m)

With double glazed window to the front and coving to the ceiling.

Shower Room

With walk in shower cubicle, wash hand basin, double glazed window to the rear and cupboard housing hot water tank.

Separate W/ C

With double glazed window to the side and low level wc.

Outside

Front Garden

With wall, gate, gravelled area, fencing and driveway providing off street parking..

Rear Garden

With patio area, lawned area. shrubs and trees, patio area, 2 greenhouses, air raid shelter and fencing.

Garage

15' 3" x 8' (4.65m x 2.44m)

Garage with electrics, side window and double doors.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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Welcome to

Beech Avenue, Willerby

- Semi Detached Home In Willerby
- 3 Bedrooms
- 3 Receptions Rooms & Fitted Kitchen
- Requiring A Degree Of Modernisation
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: F

£260,000



view this property online [williamhbrown.co.uk/Property/WBY109973](https://www.williamhbrown.co.uk/Property/WBY109973)



Property Ref:
WBY109973 - 0004

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.

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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