









Welcome to

Kingston Road, Willerby

Stunning Home on Kingston Road In Willerby with - Entrance Hall, Lounge, Fabulous Kitchen/Diner, 3 Bedrooms & Loft Space (master with dressing area and en suite), Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage. Book your viewing today!













Entrance Hall

With double glazed door to the front, understairs cupboard, radiator and stairs to the First Floor.

Cloakroom

With double glazed window to the side, low level wc, wash hand basin and chrome effect towel style radiator.

Lounge

16' 4" into bay x 12' $\,$ max (4.98m into bay x 3.66m max) With double glazed bay window to the front, gas fire with marble effect surround, radiator and coving to the ceiling.

Kitchen/ Diner

19' 4" x 23' 9" max (5.89m x 7.24m max)

Fitted kitchen with a range of all and base units, work surfaces, central island, 5 burner electric hob, electric oven, cooker-hood, integrated microwave, integrated dishwasher, gas fire with marble effect surround, radiator, spot light points, coving to the ceiling, 2 double glazed windows, double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With double glazed window to the side, coving to the ceiling and stairs to the Loft Space.

Bedroom 1

10' 1" x 12' (3.07m x 3.66m) With storage cupboard and coving to the ceiling.

Dressing Area

9' 5" x 12' (2.87m x 3.66m)

With double glazed window to the rear, radiator and storage cupboard.

Bedroom 3

8' 1" x 6' 9" (2.46m x 2.06m) With double glazed oriel window to the front, radiator and coving to the ceiling.

Bedroom 2

11' 9" max x 16' into bay (3.58m max x 4.88m into bay) With double glazed bay window to the front, radiator and coving to the ceiling.

Bathroom

Bathroom with bath with mains shower over, low level wc, vanity wash hand basin, chrome effect towel style radiator, coving to the ceiling and double glazed window to the side.

Loft Space

13' 6" x 15' 8" (4.11m x 4.78m)

With skylight to the rear, eaves storage and radiator.

Outside

Front Garden

With iron gates and block paved driveway providing off street parking.

Rear Garden

With lawned area, decking area and fenced surround.

Garage

18' 4" x 9' 8" (5.59m x 2.95m)

Garage with power and light, double glazed window to the side, double glazed window to the rear, double glazed door to the side and up and over door.





Welcome to

Kingston Road, Willerby

- Semi Detached Home In Willerby
- Stunning Kitchen/Diner With Central Island
- 3 Bedrooms & Loft Space (Master With Dressing Area & En Suite)
- Off Street Parking & Garage
- Extremely Popular Residential Location

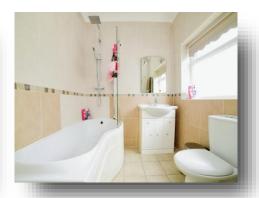
Tenure: Freehold EPC Rating: D

Directions to this property:

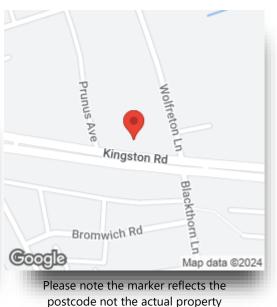
See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

£375,000









view this property online williamhbrown.co.uk/Property/WBY104561



Property Ref: WBY104561 - 0005 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.





01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk

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.