



**Chestnut Avenue, Willerby Hull HU10 6PD**

**welcome to**

**Chestnut Avenue, Willerby Hull**

GUIDE PRICE £240,000 - £250,000

Lovely Home On Chestnut Avenue In Willerby with - Entrance Hall, Lounge, Dining Room, Kitchen, 4 Bedrooms, Family Bathroom, Gardens & Double Garage! Call now and book your viewing!



### **Entrance Hall**

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

### **Lounge**

11' 7" max x 15' 9" into bay ( 3.53m max x 4.80m into bay )  
With double glazed bay window to the front, gas fire with marble effect hearth, decorative ceiling rose, television point and coving to the ceiling.

### **Dining Room**

14' 4" x 10' 7" max ( 4.37m x 3.23m max )  
With electric wall mounted fire, spot light points, radiator, coving to the ceiling and double glazed patio style doors to the Rear Garden.

### **Kitchen**

16' 7" into access x 8' 5" narrowing to 4' 8" ( 5.05m into access x 2.57m narrowing to 1.42m )  
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, double electric oven, plumbing for an automatic washing machine, spot light points, 2 double glazed windows to the rear and double glazed door to the side.

### **First Floor Bedroom 1**

16' into bay x 10' to rear of wardrobes ( 4.88m into bay x 3.05m to rear of wardrobes )  
With double glazed bay window to the front, radiator and fitted wardrobes.

### **Bedroom 2**

14' 8" to rear of wardrobes x 10' 1" to rear of wardrobes ( 4.47m to rear of wardrobes x 3.07m to rear of wardrobes )  
With double glazed window to the rear, radiator and fitted wardrobes.

### **Bedroom 3**

9' 2" max x 7' 3" to rear of wardrobes ( 2.79m max x 2.21m to rear of wardrobes )  
With double glazed window to the front, radiator and fitted wardrobes.

### **Bedroom 4**

15' 1" x 17' 6" ( 4.60m x 5.33m )

With 2 skylight windows to the rear, built in cupboard and loft access.

### **Bathroom**

Bathroom with corner bath, shower cubicle, low level wc, vanity wash hand basin, towel style radiator, spot light points and double glazed window to the rear.

### **Outside Front Garden**

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

### **Rear Garden**

With paved patio area, raised borders, fencing and hedges.

### **Double Garage**

20' 4" x 18' 2" ( 6.20m x 5.54m )  
Double brick built garage with power and light, 2 double glazed windows, 2 access doors and an electronic door.

### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



**view this property online** [williamhbrown.co.uk/Property/WBY109823](http://williamhbrown.co.uk/Property/WBY109823)



welcome to

## Chestnut Avenue, Willerby Hull

- GUIDE PRICE £240,000 - £250,000
- Beautifully Presented Throughout!
- 4 Bedroom Home On Chestnut Avenue In Willerby
- Lounge & Dining Room
- Double Garage

Tenure: Freehold EPC Rating: D

guide price

**£240,000**

### 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:  
WBY109823 - 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.



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