



Oaklands Drive, Willerby HU10 6BJ

Welcome to

Oaklands Drive, Willerby

GUIDE PRICE £270,000 - £280,000

Beautiful Home In Willerby with - Entrance Hall, Lounge, Dining Room, Kitchen/Diner, Conservatory, 3 Bedrooms, Family Bathroom, Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! Call today and book your viewing!



Entrance Hall

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

Cloakroom

With low level wc, vanity wash hand basin and radiator.

Lounge

13' 6" max x 13' 4" (4.11m max x 4.06m)

With double glazed window to the front, radiator, television point and coving to the ceiling.

Dining Room

9' 8" x 7' 8" (2.95m x 2.34m)

With radiator, coving to the ceiling and double glazed patio style doors leading to the Conservatory.

Kitchen/ Diner

9' 5" x 16' 7" (2.87m x 5.05m)

Fitted kitchen with a range of wall and base units, work surfaces, breakfast bar, sink and drainer unit, electric hob, electric oven, cooker-hood, integrated dishwasher, storage cupboard, central heating boiler, double glazed window to the rear and double glazed french style doors to the Rear Garden.

Conservatory

10' 6" x 10' 6" (3.20m x 3.20m)

With glass roof, television point, double glazed windows to the side and rear and double glazed french style doors to the side leading to the Rear Garden.

First Floor

Landing

With airing cupboard, double glazed window to the side and loft access.

Bedroom 1

10' 3" into access x 10' 2" to front of the wardrobes (3.12m into access x 3.10m to front of the wardrobes)

With double glazed window to the front, radiator, television point and fitted wardrobes.

Bedroom 2

10' 3" x 11' 3" (3.12m x 3.43m)

With double glazed window to the rear, television point and radiator.

Bedroom 3

7' 5" x 7' 8" (2.26m x 2.34m)

With double glazed window to the front and radiator.

Bathroom

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

Outside

Front Garden

With block paved front providing off street parking.

Rear Garden

With paved patio area, lawned area, borders, trees/shrubs, side access gate, hedging, fencing and shed.

Garage

16' 6" x 7' 5" (5.03m x 2.26m)

With power and light, door leading to the Kitchen, plumbing for an automatic washing machine and up and over door.



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Welcome to

Oaklands Drive, Willerby

- GUIDE PRICE £270,000 - £280,000
- Lounge & Dining Room & Conservatory
- Modern Open Plan Kitchen/Diner
- Family Bathroom & Ground Floor Cloakroom
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D

guide price

£270,000 - £280,000

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.

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110195 - 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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