









Welcome to

Carr Lane, Willerby

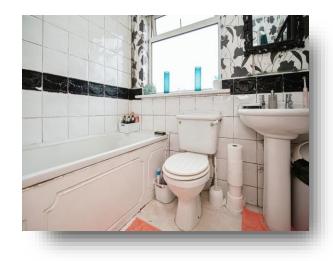
GUIDE PRICE £270,000 - £280,000

Semi-Detached Home In Willerby with - Entrance Hall, Lounge, Dining Room, Kitchen, Ground Floor Cloakroom, 3 Bedrooms & Loft Space, Family Bathroom, Gardens & Off Street Parking! Call now to book your viewing!













Entrance Hall

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

Cloakroom

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

Lounge

11' 6" $\max x$ 14' 9" into bay (3.51m $\max x$ 4.50m into bay) With double glazed bay window to the front, gas fire with wooden surround, wall light points, television point, decorative ceiling rose, radiator and coving to the ceiling.

Dining Room

10' 5" x 18' max (3.17m x 5.49m max) With double glazed window to the side, television point, decorative ceiling rose, coving to the ceiling and double glazed patio style doors leading to the Rear Garden.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a freestanding cooker, radiator, plumbing for an automatic washing machine, plumbing for a dishwasher, double glazed windows to the side and rear and side access door.

First Floor

Landing

With double glazed window to the side and loft access.

Bedroom 1

15' 2" into bay x 9' 3" to rear of wardrobes (4.62m into bay x 2.82m to rear of wardrobes)

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

Bedroom 2

10' $6\text{"} \times 9\text{'}$ to front of wardrobes ($3.20\text{m} \times 2.74\text{m}$ to front of wardrobes)

With double glazed window to the rear, radiator and fitted wardrobe.

Bedroom 3

6' 9" to rear of wardrobes x 8' 2" (2.06m to rear of wardrobes x 2.49m)

With double glazed window to the front, radiator, coving to the ceiling and fitted wardrobes.

Bathroom

Bathroom with bath, low level wc, wash hand basin, radiator, coving to the ceiling and double glazed window to the rear.

Outside

Front Garden

With lawned area, hedging, wrought iron gates, side access to the rear and block paved driveway providing off street parking for several vehicles.

Rear Garden

South facing garden with block paved patio area, lawned area, hedging, trees/shrubs and timber fencing.

Outbuilding

With power, $\overline{2}$ windows to the side and side access door.





Welcome to

Carr Lane, Willerby

- GUIDE PRICE £270,000 £280,000
- Semi-Detached Traditional Home In Willerby
- 3 Bedrooms & Loft Space
- Family Bathroom & Ground Floor Cloakroom
- Off Street Parking & South Facing Rear Garden

Tenure: Freehold EPC Rating: D

guide price

£270,000 - £280,000

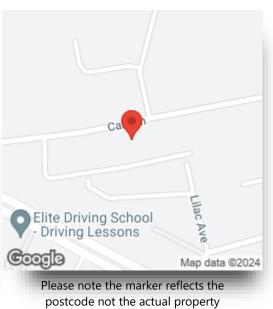
Directions to this property:

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









view this property online williamhbrown.co.uk/Property/WBY109936



Property Ref: WBY109936 - 0003 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.





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