



**Carr Lane, Willerby HU10 6JW**

**Welcome to**

**Carr Lane, Willerby**

GUIDE PRICE £260,000 - £270,000

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" x 9' to front of wardrobes ( 3.20m x 2.74m 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, 2 windows to the side and side access door.



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## Welcome to

### Carr Lane, Willerby

- GUIDE PRICE £260,000 - £270,000
- 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

**£260,000 - £270,000**

### 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:  
WBY109936 - 0004

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