



Linthorpe Grove, Willerby HU10 6SA

Welcome to

Linthorpe Grove, Willerby

Lovely Home For Sale In Willerby with - Entrance Porch, Entrance Hall, Lounge, Kitchen/Diner, Rear Lobby, 2 Bedrooms, Family Shower Room & Ground Floor Cloakroom, Gardens, Summerhouse & Off Street Parking! Book your viewing now!



Entrance Hall

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

Lounge

11' 11" max x 14' 4" (3.63m max x 4.37m)

With double glazed window to the front, gas fire, television point, storage cupboard, radiator and coving to the ceiling.

Kitchen/ Diner

15' 9" x 13' 9" narrowing to 7' 6" (4.80m x 4.19m

narrowing to 2.29m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, breakfast bar, gas hob, electric oven, cooker-hood, spot light points, radiator, skylight window, space for a fridge freezer and double glazed window to the rear.

Rear Lobby

With plumbing for an automatic washing machine.

Cloakroom

With double glazed window to the rear, low level wc, wash hand basin and coving to the ceiling.

First Floor

Bedroom 1

9' 8" x 12' 4" max (2.95m x 3.76m max)

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

Bedroom 2

10' 1" x 8' 1" (3.07m x 2.46m)

With double glazed window to the rear, radiator and coving to the ceiling.

Shower Room

Shower Room with shower cubicle, low level wc, vanity wash hand basin, chrome effect towel style radiator, coving to the ceiling and double glazed window to the rear.

Outside

Front Garden

With wrought iron fencing, wall and block paved driveway providing off street parking.

Rear Garden

With borders, decking area, paved patio area, rear access gate and fenced surround.

Summerhouse

7' 9" x 12' 1" (2.36m x 3.68m)

With power and light, windows to the front and side, television point and french style doors to the Rear Garden.



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Welcome to

Linthorpe Grove, Willerby

- Beautifully Presented Throughout!
- 2 Bedroom Home In Willerby
- Off Street Parking
- Family Shower Room & Ground Floor Cloakroom
- Summerhouse

Tenure: Freehold EPC Rating: C

offers over

£160,000

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

view this property online [williamhbrown.co.uk/Property/WBY110295](https://www.williamhbrown.co.uk/Property/WBY110295)



Property Ref:
WBY110295 - 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.

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