



Fulford Crescent, Willerby HU10 6NP

Welcome to

Fulford Crescent, Willerby

True Bungalow In Willerby with - Entrance Hall, Lounge, Fitted Kitchen, 2 Bedrooms, Shower Room, Gardens, Off Street Parking & Garage! Book your viewing today!



Entrance Hall

With double glazed door to the front, double glazed window to the front, radiator, coving to the ceiling and built in cupboard housing boiler.

Lobby

With loft access.

Lounge

10' 8" x 17' (3.25m x 5.18m)

With double glazed window to the front, gas fire with wooden surround, television point, decorative ceiling rose, radiator and coving to the ceiling.

Kitchen

10' 4" x 8' 3" (3.15m x 2.51m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a cooker, plumbing for an automatic washing machine, radiator, spot light points, coving to the ceiling, double glazed window to the side and double glazed door to the side.

Bedroom 1

8' 7" to front of wardrobes x 13' 9" (2.62m to front of wardrobes x 4.19m)

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

Bedroom 2

8' 4" x 9' 9" (2.54m x 2.97m)

With double glazed window to the side, radiator, coving to the ceiling and double glazed french style doors leading to the Rear Garden.

Shower Room

Shower Room with shower cubicle, low level wc, wash hand basin, bidet, shaver point, radiator, coving to the ceiling and double glazed window to the side.

Outside

Front Garden

With gravelled area, wall and driveway providing off street parking.

Rear Garden

With paved patio area, lawned area, shrubs, fenced surround and greenhouse.

Garage

15' 5" x 8' 2" (4.70m x 2.49m)

With power, window to the side and up and over door.



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Welcome to

Fulford Crescent, Willerby

- True Bungalow In Willerby
- 2 Bedrooms
- Lounge & Fitted Kitchen
- Off Street Parking & Garage
- Excellent Residential Location

Tenure: Freehold EPC Rating: Awaited

£200,000



view this property online [williamhbrown.co.uk/Property/WBY110149](https://www.williamhbrown.co.uk/Property/WBY110149)

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



Property Ref:
WBY110149 - 0002

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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