









Welcome to

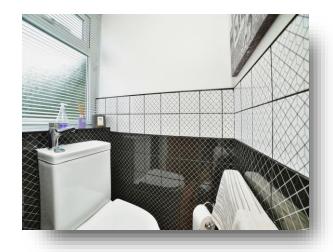
Main Street, Willerby

Beautiful Home In Willerby with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Family Shower Room & Ground Floor Cloakroom, 3 Bedrooms, Gardens, Parking & Solar Panels! Book your viewing now!













Entrance Hall

With double glazed door to the front with matching side screens, radiator, understairs cupboard and feature glass and oak staircase leading to the First Floor.

Cloakroom

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

Lounge

10' 3" plus bay \times 11' (3.12m plus bay \times 3.35m) With double glazed bay window to the front, radiator and open plan to the Dining Room.

Dining Room

8' 9" plus recesses x 10' 4" (2.67m plus recesses x 3.15m) With radiator and built in cupboards.

L Shaped Kitchen

12' 9" x 13' 6" (3.89m x 4.11m)

Fitted kitchen with range of grey high gloss wall and base units, work surfaces, sink and drainer unit, induction hob, electric 'slide and hide' oven, radiator, space for a fridge freezer, spot light points, plumbing for a dishwasher, 2 double glazed windows to the rear, double glazed door and built in cupboard with plumbing and space for an automatic washing machine.

First Floor

Bedroom 1

10' 6" x 12' 5" into bay (3.20m x 3.78m into bay) With double glazed bay window to the front and radiator.

Bedroom 2

10' 5" x 10' 6" (3.17m x 3.20m)

With double glazed window to the rear, radiator, loft access and built in cupboard housing central heating boiler.

Bedroom 3

6' 8" \times 5' 6" ($2.03 m \times 1.68 m$) With double glazed window to the front and radiator.

Shower Room

Shower Room with shower cubicle with plumbed shower, low level wc, vanity wash hand basin, ladder style radiator, extractor fan and double glazed window.

Outside

Front Garden

With hedging, path, shrubs/plants and timber fencing.

Rear Garden

With paved patio area, decking area, lawned area, path, hedging, raised planters, trees/plants/shrubs, pergola, ornamental pond, timber fencing, external tap and electric sockets, double gates to the tenfoot and a shed.





Welcome to

Main Street, Willerby

- 3 Bedroom Home In Willerby
- Beautifully Presented Throughout
- Shower Room & Ground Floor Cloakroom
- Parking To The Rear
- Solar Panels (Owned Outright)

Tenure: Freehold EPC Rating: C

Directions to this property:

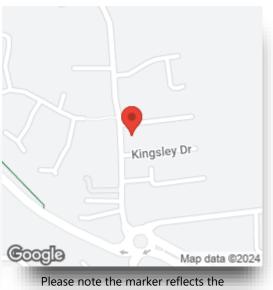
See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

£200,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY110419



Property Ref: WBY110419 - 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.





01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk

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