



**Kingston Road, Willerby HU10 6AL**

**Welcome to**

**Kingston Road, Willerby**

GUIDE PRICE £230,000 - £240,000

Beautifully Presented Home On Kingston Road with - Entrance Porch, Lounge, Kitchen/Diner/Day Room, 3 Bedrooms, Family Shower Room, Gardens & Off Street Parking! Book your viewing today!



## Entrance Porch

With double glazed door to the front, coving to the ceiling and double glazed windows to the front and side.

## Lounge

12' 9" into bay x 17' 5" ( 3.89m into bay x 5.31m )

With double glazed bay window to the front, 2 radiators, decorative ceiling rose and coving to the ceiling.

## Kitchen/Diner/Day Room

28' 6" x 17' 1" ( 8.69m x 5.21m )

Fitted kitchen with a range of wall and base units, work surfaces, central island, sink and drainer unit with boiling hot water tap, gas hob, electric oven, cooker-hood, storage cupboard, integrated dishwasher, integrated washing machine, double glazed windows to the side and rear, 3 radiators, coving to the ceiling, double glazed door to the side and double glazed french style doors leading to the Rear Garden.

## First Floor

### Landing

With coving to the ceiling and loft access.

### Bedroom 1

10' 6" to rear of wardrobes x 12' 9" into bay ( 3.20m to rear of wardrobes x 3.89m into bay )

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

### Bedroom 2

8' 5" to front of wardrobes x 11' 1" ( 2.57m to front of wardrobes x 3.38m )

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

### Bedroom 3

7' 1" x 6' ( 2.16m x 1.83m )

With double glazed window to the front, radiator and spot light points.

### Shower Room

Shower Room with walk in shower, low level wc, vanity wash hand basin, spot light points, extractor fan, radiator and double glazed window to the rear.

## Outside

### Front Garden

With timber fencing and block paved front providing off street parking.

### Rear Garden

With paved patio area, outside tap, outside electrical sockets, shed, fencing and gate to the rear.

## Agents Note

We are advised that there is a historical nature to the extension works undertaken at the property. You should satisfy yourself in regard as to any approvals or permissions before proceeding.



**view this property online** [williamhbrown.co.uk/Property/WBY110523](http://williamhbrown.co.uk/Property/WBY110523)



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## **Kingston Road, Willerby**

- GUIDE PRICE £230,000 - £240,000
- 3 Bedroom End Of Terrace Home In Willerby
- Fabulous Open Plan Kitchen/Diner/Day Room
- Stunningly Presented Throughout!
- Off Street Parking

Tenure: Freehold EPC Rating: D

guide price

**£230,000 - £240,000**

### **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/WBY110523](http://williamhbrown.co.uk/Property/WBY110523)



Property Ref:  
WBY110523 - 0003

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