









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.





Welcome to

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

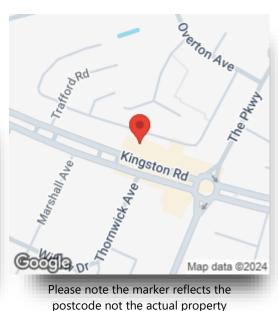
Directions to this property:

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







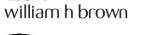


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Property Ref: WBY110523 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.







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