



Fulford Crescent, Willerby HU10 6NR

Welcome to

Fulford Crescent, Willerby

GUIDE PRICE £290,000 - £300,000

Stunning Bungalow In Willerby With NO CHAIN - Entrance Porch, Lounge, Kitchen/Diner, 2 Bedrooms, Shower Room, Gardens, Off Street Parking & Garage! Book your viewing today!



Entrance Porch

With double glazed door to the front, radiator and loft access.

Lounge

16' 9" x 10' 8" (5.11m x 3.25m)

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

Kitchen/Diner

18' 4" x 8' 3" (5.59m x 2.51m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, 2 radiators, integrated dishwasher, integrated fridge freezer, integrated microwave, plumbing for an automatic washing machine, double glazed window to the side, double glazed skylight window and double glazed french style doors to the rear.

Bedroom 1

14' 5" x 10' 8" (4.39m x 3.25m)

With radiator, spot light points and double glazed french style doors leading to the Rear Garden.

Bedroom 2

10' 3" x 8' 4" (3.12m x 2.54m)

With double glazed window to the side and radiator.

Shower Room

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

Outside

Front Garden

With gravelled area and side driveway providing off street parking and leading to the garage.

Rear Garden

With gravelled borders, paved patio area, trees/shrubs/plants, hedging, lawned area, pond and timber fencing.

Garage

19' 7" x 8' 1" (5.97m x 2.46m)

With power and up and over door.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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Welcome to

Fulford Crescent, Willerby

- GUIDE PRICE £290,000 - £300,000
- 2 Bedroom True Bungalow In Willerby With No Chain
- Beautifully Presented Throughout!
- Fully Refurbished By The Current Owner
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: Awaiting

guide price

£290,000 - £300,000

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

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Property Ref:
WBY110545 - 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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william h brown



01482 653111



Willerby@williamhbrown.co.uk



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



williamhbrown.co.uk