



**Kingston Road, Willerby HU10 6BH**



***Welcome to***

**Kingston Road, Willerby**

GUIDE PRICE £250,000 - £260,000

Beautiful Home On Kingston Road In Willerby with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gardens & Garage! Call us now and book your viewing!



## Entrance Hall

With double glazed door to the front, understairs cupboard and radiator.

## Lounge

15' 3" x 11' 8" max ( 4.65m x 3.56m max )

With double glazed bay window to the front, wooden gas fire, coving to the ceiling and radiator.

## Dining Room

18' x 13' 6" ( 5.49m x 4.11m )

With double glazed door to the rear, double glazed window to the rear, gas fire with brick surround, coving to the ceiling and 2 radiators.

## Kitchen

14' 3" x 8' 7" ( 4.34m x 2.62m )

Fitted kitchen with a range of wall and base units, work surfaces, breakfast bar, space for range style cooker, integrated fridge freezer, plumbing for an automatic washing machine, extractor fan, radiator, loft access, single glazed window, double glazed french style doors to the rear.

## First Floor

### Landing

With loft access and radiator.

### Bedroom 1

12' 2" into bay x 9' 3" ( 3.71m into bay x 2.82m )

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

### Bedroom 2

12' x 9' 8" to front of wardrobes ( 3.66m x 2.95m to front of wardrobes )

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

### Bedroom 3

6' 3" x 8' 4" ( 1.91m x 2.54m )

With double glazed window to the front and radiator.

### Bathroom

Bathroom with bath, low level wc, wash hand basin, towel style radiator and double glazed window to the rear.

## Outside

### Front Garden

Front garden with lawned area, concrete pavement, iron fencing with gate.

### Rear Garden

Rear garden with lawned area, paved patio area, trees and shrubs and fence surround.

### Garage

17' 9" x 9' 1" ( 5.41m x 2.77m )

With power, side access door and up and over door.



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## **Kingston Road, Willerby**

- GUIDE PRICE £250,000 - £260,000
- Beautifully Presented Throughout!
- 3 Bedroom Home On Kingston Road In Willerby
- Lounge & Dining Room
- Garage

Tenure: Freehold EPC Rating: E

guide price

**£250,000 - £260,000**

### **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:  
WBY110720 - 0004

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