









# Welcome to

# **Kingston Road, Willerby**

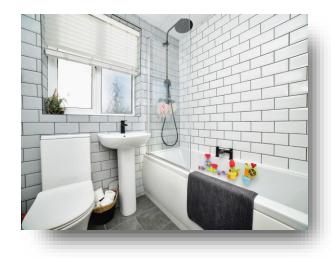
GUIDE PRICE £250,000 - £260,000

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'  $\times$  9' 8" to front of wardrobes ( 3.66m  $\times$  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"  $\times$  8' 4" ( 1.91m  $\times$  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.





## Welcome to

# 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

quide price

£250,000 - £260,000

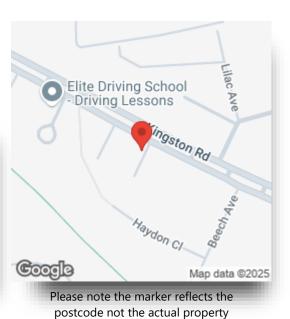
## Directions to this property:

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









view this property online williamhbrown.co.uk/Property/WBY110720



Property Ref: WBY110720 - 0004 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 quidance 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.







Willerby@williamhbrown.co.uk



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



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.