



Victoria Avenue, Willerby HU10 6DD

Welcome to

Victoria Avenue, Willerby

GUIDE PRICE £200,000 - £210,000

Stunning Home In Willerby with - Entrance Hall, Lounge/Diner, Sitting Room, Fitted Kitchen & Utility Room, 2 Bedroom, Nursery & Gardens! Call us now and book your viewing!



Entrance Hall

With double glazed door to the front.

Sitting Room

12' 6" x 11' (3.81m x 3.35m)

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

Lounge/Diner

12' 7" x 20' 5" narrowing to 12' 1" (3.84m x 6.22m narrowing to 3.68m)

With double glazed window to the side, 2 radiators and storage cupboard.

Bathroom

Bathroom with bath with electric shower over, low level wc, vanity wash hand basin, extractor fan, towel style radiator and double glazed window to the side.

Kitchen & Utility Room

7' 8" max x 12' 3" max (2.34m max x 3.73m max)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, spot light points, double glazed windows to the side and rear, radiator and plumbing for an automatic washing machine.

Rear Lobby

With double glazed door to the side, radiator and storage cupboard.

First Floor

Bedroom 1

13' x 11' 3" (3.96m x 3.43m)

With double glazed window to the front, feature fireplace and radiator.

Bedroom 2

12' 6" x 12' 5" (3.81m x 3.78m)

With double glazed window to the rear, feature fireplace, radiator, built in storage cupboard and coving to the ceiling.

Nursery

10' 4" x 7' 8" (3.15m x 2.34m)

With double glazed window to the rear.

Outside

Front Garden

With block paved area and wall with wrought iron fixings.

Rear Garden

With lawned area, paved patio area, fenced surround and shed.



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Welcome to

Victoria Avenue, Willerby

- GUIDE PRICE £200,000 - £210,000
- Beautifully Presented Home In Willerby
- Open Plan Lounge/Diner & Separate Sitting Room
- Fitted Kitchen With Utility Room
- 2 Bedrooms & Nursery

Tenure: Freehold EPC Rating: D

guide price

£200,000 - £210,000

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/WBY110871



Property Ref:
WBY110871 - 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 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.

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.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



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



williamhbrown.co.uk