



Main Street, Willerby HU10 6BU

Welcome to

Main Street, Willerby

GUIDE PRICE £160,000 - £170,000

Beautifully Presented Throughout with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Utility Room, 2 Bedrooms, Family Bathroom & Gardens!
Call us today and book your viewing!



Entrance Hall

With double glazed door to the front and stairs to the First Floor.

Lounge

13' 2" x 11' 5" (4.01m x 3.48m)

With open fire with feature surround, television point, radiator and double glazed bay window to the front.

Dining Room

9' 7" x 14' 7" (2.92m x 4.45m)

With a built in cupboard, understairs cupboard, radiator and double glazed french style doors leading to the rear garden.

Kitchen

9' 9" x 8' 2" (2.97m x 2.49m)

Fitted kitchen with a range of wall and base units, work surfaces and a belfast style sink and drainer unit, space for a range style cooker, space for a fridge, radiator and double glazed windows to the rear and side.

Utility Room

8' 6" x 4' 6" (2.59m x 1.37m)

With plumbing for a washing machine, plumbing for a dishwasher, space for a tumble dryer, door to the side and double glazed window to the side.

First Floor

Bedroom 1

11' x 15' (3.35m x 4.57m)

With a television point, radiator and double glazed windows to the front.

Bedroom 2

9' 9" x 11' 8" (2.97m x 3.56m)

With a radiator, loft access and a double glazed window to the rear.

Bathroom

Bathroom with low level wc, vanity wash hand basin, free standing bath, shower cubicle, extractor fan, feature radiator and a double glazed window to the side.

Outside

Front Garden

With fencing to the front and a wooden gate.

Rear Garden

With blocked paved patio area, fence surround, gate to the rear and 2 outbuildings.



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Welcome to

Main Street, Willerby

- GUIDE PRICE £160,000 - £170,000
- Beautifully Presented Throughout
- 2 Bedroom Home In Willerby
- Lounge & Dining Room & Utility Room
- Family Bathroom With Bath & Shower Cubicle

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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.

guide price

£160,000 - £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110978 - 0015

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