



Trafford Road, Willerby HU10 6AJ

Welcome to

Trafford Road, Willerby

Beautiful Home In Willerby with Entrance Hall, Lounge/Diner, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gardens PLUS Parking & Garage To The Rear! Call us now and book your viewing!



Entrance Hall

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

Lounge/Diner

10' 3" x 25' 2" into bay (3.12m x 7.67m into bay)

With double glazed bay window to the front, television point and 2 radiators.

Kitchen

10' 6" x 15' (3.20m x 4.57m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, breakfast bar, orangery style roof window, integrated fridge freezer, integrated washing machine, underfloor heating, wine fridge, gas hob, electric oven, cooker-hood, feature radiator, double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

First Floor

Bedroom 1

13' 3" x 9' 9" (4.04m x 2.97m)

With double glazed bay window to the front and radiator.

Bedroom 2

8' 2" to front of wardrobes x 11' 1" (2.49m to front of wardrobes x 3.38m)

With double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 3

7' 2" x 5' 7" (2.18m x 1.70m)

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

Bathroom

Bathroom with bath with glazed shower screen, low level wc, vanity wash hand basin, extractor fan, chrome effect towel style radiator and double glazed window to the rear.

Outside

Front Garden

With wall, wrought iron gate and path.

Rear Garden

Rear Garden with paved patio area, gravelled area, hedging, fenced surround and rear access gate leading to the rear parking.

Garage

13' 3" x 14' (4.04m x 4.27m)

Garage with power and up and over door.



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Welcome to

Trafford Road, Willerby

- 3 Bedroom Home In Willerby
- Beautifully Presented Throughout
- Spacious Lounge/Diner
- Garage & Parking To The Rear
- Excellent Residential Location

Tenure: Freehold EPC Rating: C
Council Tax Band: B

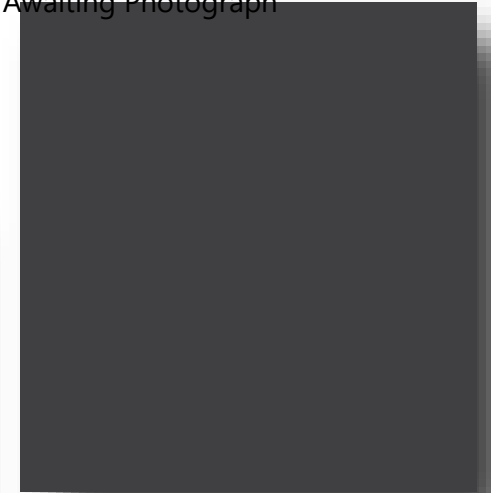
Directions to this property:

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

£190,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBY111008 - 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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