



Hazelbarrow Drive, Willerby HU10 6QY

Welcome to

Hazelbarrow Drive, Willerby

GUIDE PRICE £200,000 - £210,000

Beautiful Home In Willerby with - Entrance Hall, Lounge, Kitchen/Diner, 3 Bedrooms, Family Bathroom, Gardens & Garage! Call us now to book your viewing!



Entrance Hall

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

Lounge

12' 6" x 15' 2" (3.81m x 4.62m)

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

Kitchen

8' 10" x 16' 1" (2.69m x 4.90m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated microwave, radiator, double glazed window to the rear, spot light points and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With spot light points, coving to the ceiling and loft access.

Bedroom 1

9' x 12' to rear of wardrobes (2.74m x 3.66m to rear of wardrobes)

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

Bedroom 2

8' 2" to rear of wardrobes x 9' 8" (2.49m to rear of wardrobes x 2.95m)

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

Bedroom 3

9' 7" x 6' 9" (2.92m x 2.06m)

With double glazed window to the front, radiator and spot light points.

Bathroom

Bathroom with bath with mains shower over, vanity wash hand basin, low level wc, shaver point, spot light points, chrome effect towel style radiator and double glazed window to the rear.

Outside

Front Garden

With wall and wrought iron gate.

Rear Garden

With paved patio area, lawned area, rear access gate and fenced surround.

Garage

9' 4" x 15' 1" (2.84m x 4.60m)

Garage with power, double glazed windows to the front and side and up and over door.



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Welcome to

Hazelbarrow Drive, Willerby

- GUIDE PRICE £200,000 - £210,000
- Beautifully Presented Home In Willerby
- 3 Bedrooms
- Modern Kitchen/Diner
- Garage

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

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/WBY110992



Property Ref:
WBY110992 - 0002

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.



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