



Thornwick Avenue, Willerby HU10 6LP

Welcome to

Thornwick Avenue, Willerby

GUIDE PRICE £280,000 - £290,000

Beautifully Presented Home In Willerby with - Entrance Hall, Lounge, Kitchen/Diner/Day Room, 3 Bedrooms, Family Shower Room & Separate WC, Gardens, Off Street Parking & Garage! Call and book your viewing now!



Entrance Hall

With double glazed door to the front with matching side screens, radiator, understairs cupboard, double glazed window to the side and stairs to the First Floor.

Lounge

12' 1" max x 13' 4" into bay (3.68m max x 4.06m into bay)
With double glazed bay window to the front and radiator.

Kitchen/Diner/Day Room

14' 5" x 18' 5" narrowing to 7' 7" (4.39m x 5.61m narrowing to 2.31m)
Fitted kitchen with a range of base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, integrated fridge freezer, integrated dishwasher, plumbing for an automatic washing machine, spot light points, radiator, 2 double glazed windows to the side, double glazed window to the rear

First Floor

Bedroom 1

11' max x 14' 7" into bay (3.35m max x 4.45m into bay)
With double glazed bay window to the front and radiator.

Bedroom 2

12' 2" x 10' 8" (3.71m x 3.25m)
With double glazed window to the rear and radiator.

Bedroom 3

7' 4" x 7' 4" (2.24m x 2.24m)
With double glazed window to the front and radiator.

Shower Room

Shower Room with shower cubicle, vanity wash hand basin, brass effect towel style radiator and double glazed window to the rear.

Separate W/C

With double glazed window to the side, low level wc, vanity wash hand basin and radiator.

Outside

Front Garden

With wall, lawned area and side driveway providing off street parking.

Rear Garden

With lawned area, paved patio area, borders housing plants and shrubs, side access gate and fenced surround.

Garage

8' x 15' 9" (2.44m x 4.80m)
Garage with power, side access door and wooden double doors.



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Welcome to

Thornwick Avenue, Willerby

- GUIDE PRICE £280,000 - £290,000
- 3 Bedroom Semi-Detached Home In Willerby
- Fabulous Open Plan Kitchen/Diner/Day Room
- Substantial Rear Garden
- Off Street Parking & Garage

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

guide price

£280,000 - £290,000

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

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Property Ref:
WBY111007 - 0005

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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