



Kingston Road, Willerby HU10 6AN

Welcome to

Kingston Road, Willerby

Beautiful Home On Kingston Road In Willerby with - Entrance Hall, Lounge, Dining Room, Kitchen/Diner, 3 Bedrooms, Family Bathroom & Gardens!
Book your viewing now!



Entrance Hall

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

Lounge

13' 8" into bay x 11' 1" max (4.17m into bay x 3.38m max)
With double glazed bay window to the front, wall mounted electric fire, television point and coving to the ceiling.

Dining Room

8' 7" x 9' 3" (2.62m x 2.82m)
With radiator and coving to the ceiling.

Kitchen/Diner

27' 5" x 15' 5" (8.36m x 4.70m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, radiator, spot light points, integrated fridge freezer, plumbing for an automatic washing machine, double glazed window to the rear, 2 skylight windows and double glazed bi-folding doors leading to the Rear Garden.

First Floor

Bedroom 1

10' 6" max x 12' 9" into bay (3.20m max x 3.89m into bay)
With double glazed bay window to the front and radiator.

Bedroom 2

10' 8" x 10' 7" (3.25m x 3.23m)
With double glazed window to the rear and radiator.

Bedroom 3

7' 2" plus window x 5' 9" (2.18m plus window x 1.75m)
With double glazed oriel window to the front and radiator.

Bathroom

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

Outside

Front Garden

With gravelled area.

Rear Garden

With lawned area, decking area, rear patio area, lawned area and side access gate.



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Welcome to

Kingston Road, Willerby

- Beautifully Presented Home In Willerby
- 3 Bedroom Home On Kingston Road
- Open Plan Kitchen/Diner
- Lounge & Dining Room
-

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.

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111212 - 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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