









Welcome to

Trafford Road, Willerby

This well presented three bedroom mid terraced property is located in the popular residential area of Willerby, close to local schools, shops and excellent transport links.













Entrance Hall

With a double glazed door to the front leading into the property, there is a radiator, stairs leading to the upper floor and access to the lounge.

Lounge

17' into bay x 10' 5" max (5.18m into bay x 3.17m max) A spacious family living area with a feature gas fireplace with a marble effect surround, coving, a radiator and a double glazed bay window to the front.

Open Plan Kitchen/ Dining Room

13' 9" x 14' 8" (4.19m x 4.47m)

Housing a fitted modern kitchen with a range of wall and base units, complementing work surfaces, a stainless steel sink and drainer unit, a electric double oven. a gas hob, cooker hood, tiled splash back, plumbing for a washing machine, space for a fridge freezer, a double glazed window to the rear and double glazed french style doors to the rear garden. The kitchen opens up into the dining room offering a convenient family dining space.

Landing

With access to the bedrooms, family bathroom and the loft.

Bedroom 1

13' 7" plus bay \times 10' 1" max (4.14m plus bay \times 3.07m max) A good sized main bedroom with a radiator and a double glazed bay window to the front.

Bedroom 2

8' 7" x 10' 8" (2.62m x 3.25m) Housing the boiler unit, a radiator and a double glazed window to the rear.

Bedroom 3

7' 4" \times 5' 7" ($2.24m \times 1.70m$) With a radiator and a double glazed window to the front.

Bathroom

With a W/C, a wash hand basin, a bath with a electric shower over and a double glazed window to the rear.

Front Garden

With a gravel area, a path to the front door, a brick wall, a wooden gate and a wooden fence to the sides.

Rear Garden

A lawned garden with a concrete patio area, a decked area, a shed and a fence surround.





Welcome to

Trafford Road, Willerby

- Three Bedrooms
- **Beautifully Presented**
- Close to local amenities and schools
- excellent transport links
- Middle terrace

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£185,000





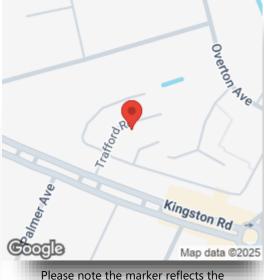
Directions to this property:

on: 01482 653111.

See below map for property location, for more information on

the local area please contact your local residential sales team





postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111276



Property Ref: WBY111276 - 0006 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 quidance 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.



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk

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.