



Trafford Road, Willerby HU10 6AJ

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 x 10' 1" max (4.14m plus bay x 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" x 5' 7" (2.24m x 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.



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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:

See below map for property location, for more information on the local area please contact your local residential sales team on: 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111276 - 0006

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william h brown



01482 653111



Willerby@williamhbrown.co.uk



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



williamhbrown.co.uk