



Kingston Road, Willerby HU10 6NG

Welcome to

Kingston Road, Willerby

GUIDE PRICE £230,000 - £240,000

Stunning Home On Kingston Road, Willerby with - Entrance Hall, Lounge, Dining Area, Kitchen/Diner/Day Room, 3 Bedrooms, Family Bathroom, Gardens & Garage!



Entrance Hall

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

Lounge

11' 8" x 14' 4" into bay (3.56m x 4.37m into bay)

With double glazed bay window to the front, radiator and feature log burner with hearth.

Dining Area

10' 7" x 17' 6" (3.23m x 5.33m)

With radiator and understairs cupboard.

Kitchen/Diner/Day Room

11' 2" x 16' 7" (3.40m x 5.05m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, central island, induction hob, electric oven, cooker-hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated microwave, spot light points, 2 skylight windows and double glazed french style doors with matching side screens.

First Floor

Landing

With loft access.

Bedroom 1

14' 7" into bay x 11' 2" (4.45m into bay x 3.40m)

With double glazed window to the front, radiator and feature fireplace.

Bedroom 2

11' 1" x 11' (3.38m x 3.35m)

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

Bedroom 3

6' 1" x 8' 10" (1.85m x 2.69m)

With double glazed oriel window to the front and radiator.

Bathroom

Bathroom with bath with shower over, glazed shower screen, concealed cistern wc, vanity wash hand basin, towel style radiator and double glazed window to the rear.

Outside

Front Garden

With wall and path.

Rear Garden

South facing garden with decking area, lawned area, patio area, path, shrubs, fencing and shed.

Garage

With up and over door.



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Welcome to

Kingston Road, Willerby

- GUIDE PRICE £230,000 - £240,000
- 3 Bedroom Home On Kingston Road In Willerby
- Beautifully Presented Throughout
- Open Plan Kitchen/Diner/Day Room
- Garage

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

guide price

£230,000 - £240,000

Directions to this property:

See below map for property location, for more information on the local area please contact your Residential Sales Team on: 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111158 - 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.

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