









Welcome to

Kingsley Drive, Willerby

Beautiful Home In Willerby with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gardens & Garage! Book your viewing today!













Entrance Hall

With double glazed door to the front, 2 double glazed windows to the front, radiator, understairs cupboard and stairs to the First Floor.

Lounge

10' 9" $\max x$ 10' 3" plus bay (3.28m $\max x$ 3.12m plus bay) With double glazed bay window to the front, television point, radiator and coving to the ceiling.

Dining Room

10' 6" x 10' 6" (3.20m x 3.20m)

With double glazed window to the rear, radiator and coving to the ceiling.

Kitchen

13' 8" x 5' 6" (4.17m x 1.68m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, radiator, plumbing for an automatic washing machine, plumbing for a dishwasher, double glazed windows to the side and rear and double glazed door to the side.

First Floor

Landing

With loft access.

Bedroom 1

8' 7" x 13' into bay (2.62m x 3.96m into bay) With double glazed bay window to the front, radiator, wall light points and fitted wardrobes.

Bedroom 2

8' 6" to front of wardrobes x 10' 6" (2.59m to front of wardrobes x 3.20m)

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

Bedroom 3

 $7' \times 5' \cdot 5'' \cdot (2.13 \text{m} \times 1.65 \text{m})$ With double glazed window to the front and radiator.

Bathroom

Bathroom with bath, low level wc, wash hand basin, radiator, internal window and double glazed window to the rear.

Outside

Front Garden

With wall, fencing, wrought iron gate and block paved area.

Rear Garden

With paved patio area, lawned area, timber fencing, border housing plants and shrubs, rear seating area and rear access gate to the tenfoot.

Garage

Garage accessed via the tenfoot.





Welcome to

Kingsley Drive, Willerby

- 3 Bedroom Home In Willerby
- Well Presented Throughout!
- Lounge & Dining Room
- Garage
- Excellent Residential Location

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers over

£195,000





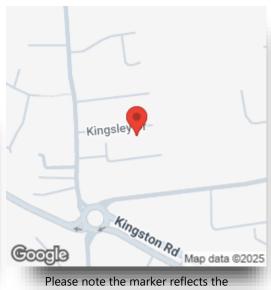
Directions to this property:

01482 653111.

See below map for property location, for further information on

the local area please contact the Residential Sales Team on





postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111101



Property Ref: WBY111101 - 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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