

# Whitakers

## Estate Agents



## 4 Bramble Close, Willerby, HU10 6FU

**Offers In The Region Of £372,000**

Whitakers Estate Agents are pleased to introduce this immaculate detached house which is nestled in a private cul-de-sac on Bramble Close which is set back from the well-connected Kingston Road. The property embraces the tranquility of its off-main-road positioning whilst maintaining close proximity to an abundance of local amenities including local shops / shopping parks, dining facilities and the Haltemprice Leisure Centre with accompanying playing fields.

The property briefly comprises entrance hall with large 'L - Shaped' storage cupboard, open plan day room / dining room with fitted kitchen and utility area incorporating a cloakroom to the ground level. A fixed staircase ascends to the first floor which boasts a master bedroom with en-suite, two double bedrooms and a bathroom suite furnished with a four-piece suite. The property benefits from downstairs underfloor heating which can be controlled in five different areas within the ground floor.

Externally there is a large gravelled garden with a side drive which accommodates off-street parking. A block paved path leads to a side gate opening to the Easterly facing rear garden: mainly laid to lawn with well-stocked borders, patio seating area and fencing to the surround. The residence also benefits from having a large brick-built garage with lighting / power laid on, additional storage in the loft area and accessed via an electric roller door and rear personal door.

Taken together, the accommodation on offer is ideal for the growing family seeking to purchase a home they can comfortably move straight into and reside within the catchment of prestigious local schools.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Composite entrance door with side windows, large understairs storage cupboard and laminate flooring with underlay heating. Leading to:

Lounge 11'5" x 12'8" (3.49 x 3.88 )



UPVC double glazed window and laminate flooring with underlay heating.

Day Room 11'5" x 13'1" (3.48 x 4.00 )



Two UPVC double glazed windows and laminate flooring with underlay heating.

Dining Area 11'5" x 11'1" (3.48 x 3.38 )



UPVC double glazed bifold doors and laminate flooring with underlay heating.

Kitchen 12'4" x 11'1" (3.76 x 3.38 )



UPVC double glazed window, laminate flooring with underlay heating and fitted with a range of floor and eye level units, two contemporary worktops with upstand laminate above and sink

with mixer tap. Also fitted with a range of integrated appliances including: double oven, hob with extractor hood above, fridge-freezer and an automatic dish-washer.

Utility Room 7'10" x 7'5" (2.40 x 2.28 )



UPVC double glazed door with side window, laminate flooring with underlay heating and fitted with floor and eye level units, contemporary worktop with upstand laminate above, sink with mixer tap and plumbed for a washer and a dryer.

#### Cloakroom

UPVC double glazed window, laminate flooring with underlay heating and fitted with a two piece suite comprising vanity sink with mixer tap and low flush W.C.

### First Floor

#### Landing

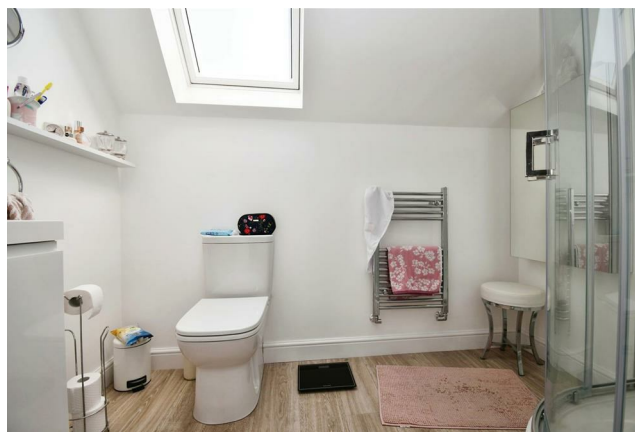
Carpeted flooring and leading to:

Bedroom One 11'5" x 15'7" (3.48 x 4.76 )



UPVC double glazed window, central heating radiator and carpeted flooring.

#### En-Suite



UPVC double glazed window, a skylight, central heating radiator, partly tiled with laminate flooring and furnished with a three-piece suite comprising



walk-in enclosure with mixer and waterfall shower, vanity sink with mixer tap and low flush W.C.

#### Bedroom Two 14'8" x 12'4" (4.49 x 3.76 )



UPVC double glazed window, central heating radiator, access to the loft hatch and carpeted flooring.

#### Bedroom Three 11'4" x 11'5" (3.46 x 3.49 )



UPVC double glazed window, central heating radiator and carpeted flooring.

#### Bathroom



UPVC double glazed window, central heating radiator, partly tiled with laminate flooring and furnished with a four-piece suite comprising panelled bath with mixer tap, walk-in enclosure with mixer shower and waterfall shower, vanity sink with mixer tap and low flush W.C.

#### External



Externally there is a large gravelled garden with a side drive which accommodates off-street parking. A block paved path leads to a side gate opening to the Easterly facing rear garden: mainly laid to lawn with well-stocked borders, patio

seating area and fencing to the surround. The residence also benefits from having a large brick-built garage with lighting / power laid on, additional storage in the loft area and accessed via an electric door and rear personal door.

#### Tenure

The property is held under Freehold tenureship

#### Council Tax Band

Local Authority - East Riding Of Yorkshire

Local authority reference number - WIB071004000

Council Tax band - E

#### EPC Rating

EPC rating - B

#### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

#### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals / Valuations

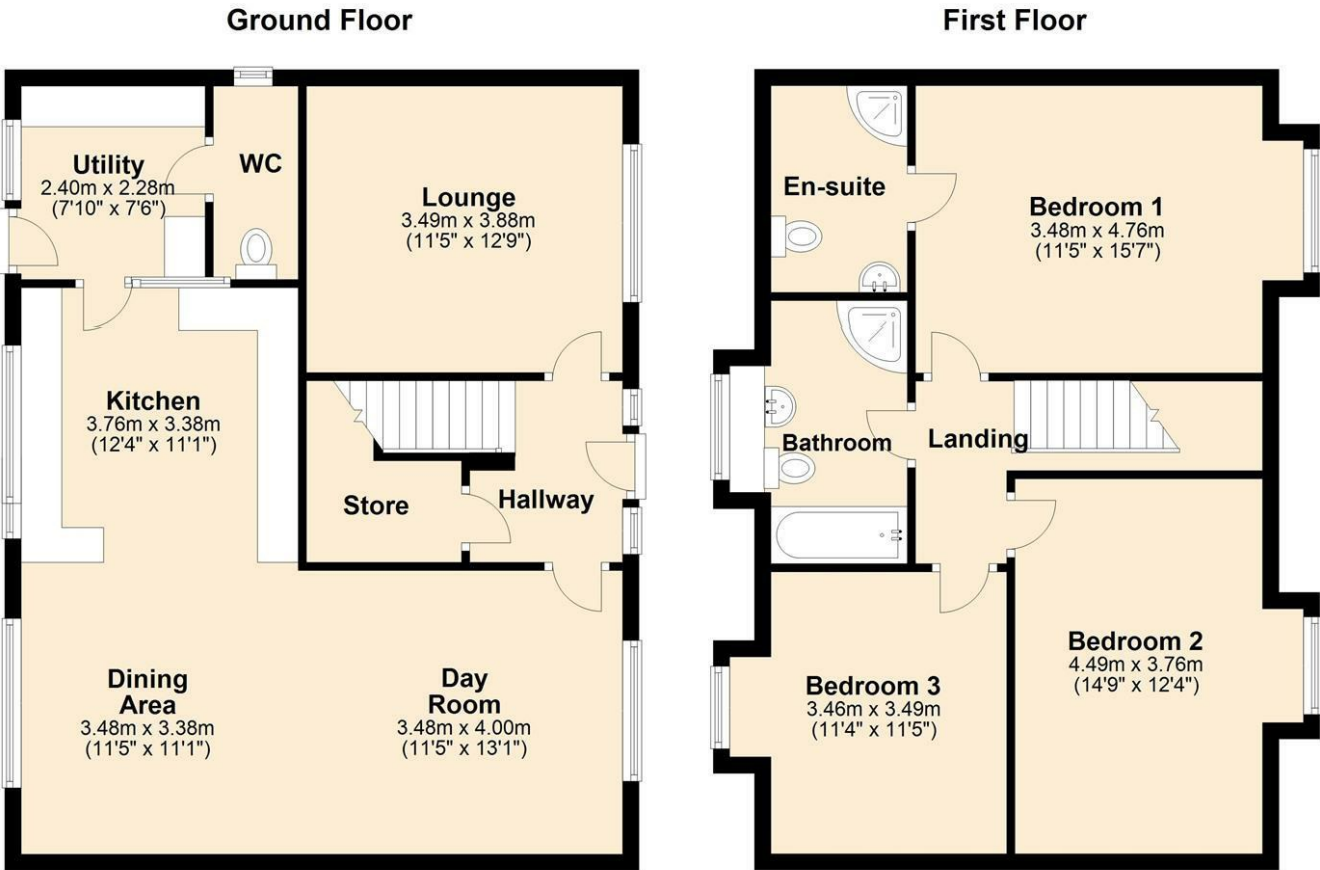
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are

produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

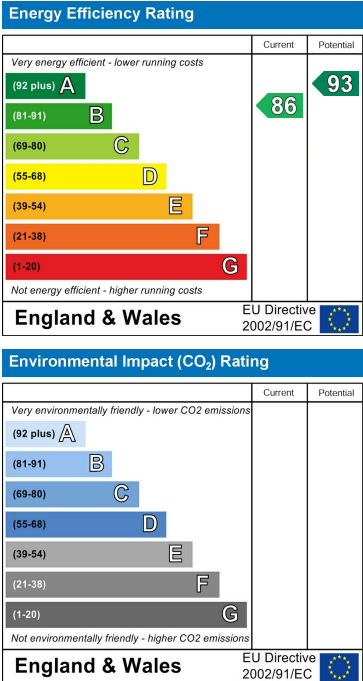


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.