



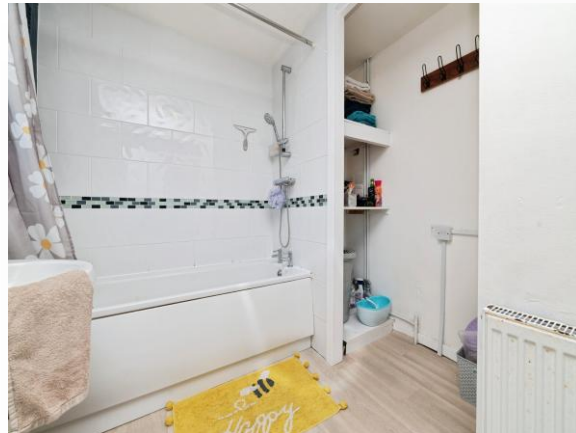
Bellfield Drive, Willerby HU10 6HG

Welcome to

Bellfield Drive, Willerby

GUIDE PRICE £160,000 - £170,000

Lovely Home For Sale In Willerby with - Entrance Hall, Lounge, Kitchen/Diner, 3 Bedrooms, Family Bathroom, Loft Space, Gardens & Off Street Parking! Book your viewing today!



Entrance Hall

With double glazed door to the front with matching side screens, feature electric fire and stairs to the First Floor.

Lounge

With double glazed windows to the front and side, wall light points, radiator and coving to the ceiling.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, induction hob, electric oven, cooker-hood, feature radiator, pantry cupboard housing central heating boiler, 2 double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With double glazed window to the rear and stairs to the Loft Space.

Bedroom 1

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

Bedroom 2

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

Bathroom

Bathroom with bath with shower over, low level wc, wash hand basin, radiator, fitted shelving and 2 double glazed window to the rear.

Second Floor

Bedroom 3

With double glazed window to the rear, radiator, spot light points and eaves storage.

Outside

Front Garden

With path, hedging, side access and gravelled driveway providing off street parking.

Rear Garden

With lawned area, borders, paved patio area, path, fencing, shrubs and plants and brick built outbuilding with power.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

The vendor has made us aware that the loft conversion was done prior to building regulations approval being mandatory and as such there are none available for this property. We ask that interested parties seek guidance with their conveyancer.



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Bellfield Drive, Willerby

- GUIDE PRICE £160,000 - £170,000
- Beautifully Presented Home For Sale In Willerby
- 3 Bedrooms
- Spacious Lounge & Kitchen/Diner
- Off Street Parking

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£160,000 - £170,000

Directions to this property:

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111910



Property Ref:
WBY111910 - 0004

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.

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.



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