



Hawthorne Avenue, Willerby HU10 6JQ

Welcome to

Hawthorne Avenue, Willerby

GUIDE PRICE £325,000 - £340,000

Detached Bungalow In Willerby with - Entrance Hall, Lounge, Kitchen/Diner, Sun Room, 3 Bedrooms, Bathroom, Gardens, Off Street Parking & Garage! Deserves a viewing, so book yours now!



Entrance Hall

With double glazed door to the front with matching side screen, radiator and storage cupboard.

Lounge

With double glazed window to the side, feature fireplace (not currently connected) and 2 radiators.

Kitchen/Diner

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

Sun Room

With double glazed windows to the side, radiator and double glazed french style doors leading to the Rear Garden.

Bedroom 1

With double glazed windows to the front and side and radiator.

Bedroom 2

With double glazed window to the front and radiator.

Bedroom 3

With double glazed window to the side, radiator and cupboard housing boiler.

Bathroom

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

Outside

Front & Side Garden

With path, lawned area, borders housing plants and shrubs, hedges and side driveway providing off street parking and leading to the Garage.

Rear Garden

With lawned area, path, shrubs, borders housing plants and flowers, patio area, rear access gate and fencing.

Garage

Garage with up and over door and side access door.

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.



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Welcome to

Hawthorne Avenue, Willerby

- GUIDE PRICE £325,000 - £340,000
- Detached Bungalow On Hawthorne Avenue In Willerby
- 3 Bedrooms
- Lounge, Kitchen/Diner & Sun Room
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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.

guide price

£325,000 - £340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111872 - 0007

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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