



211 Kingston Road, Willerby, Hull, HU10 6AN
£210,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modernised and extended 3 bedroom house located in a popular position with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances and a modern bathroom. Items of note include bi fold doors to the rear, walk in bay windows to the lounge and bedroom 1 plus feature oriel window to bedroom 3. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room and dining kitchen. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing.

The property benefits from private gardens with decking areas and lawns. To the front is off road parking. The vendor has permission for a kerb drop and will install this prior to legal completion.

Tenure - Freehold
Council Tax - Band B

The property comprises.

GROUND FLOOR

Entrance Hall

With laminate flooring. Access to store.

Lounge 13'7"(max) x 11'3"(max) (4.15m(max) x 3.43m(max))

Having a feature walk in bay window plus laminate flooring and blinds.

Dining Room 9'3" x 8'10" (2.83m x 2.70m)

With fitted carpets.

Dining Kitchen 19'8"(max) x 16'6"(max) (6.00m(max) x 5.03m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With oven, hob, hood and fridge freezer. With floor tiling and recessed spot lights. Bi fold doors leading to the rear garden.

FIRST FLOOR

Landing

With fitted flooring.

Bedroom 1 12'11"(max) x 10'7"(max) (3.95m(max) x 3.23m(max))

With feature walk in bay window plus laminate flooring and blind.

Bedroom 2 10'10" x 10'7" (3.31m x 3.23m)

With wardrobe, laminate flooring and blind.

Bedroom 3 7'4" x 5'11" (2.24m x 1.81m)

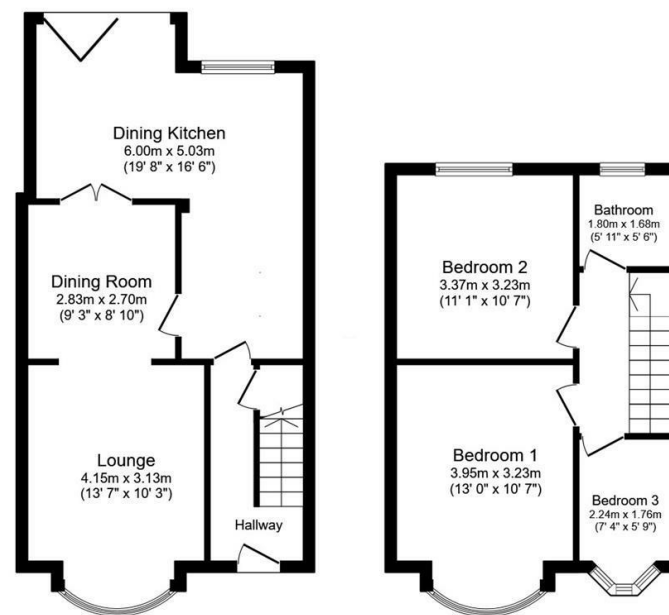
With feature oriel window plus laminate flooring and blind.

Bathroom 5'9" x 5'6" (1.76m x 1.68m)

Having modern white sanitary ware with shower and screen to bath, tiling, vanity, chrome ladder radiator and recessed spot lights.

EXTERNAL

The property benefits from private gardens with decking areas and lawns. To the front is off road parking. The vendor has permission for a kerb drop and will install this prior to legal completion.



Ground Floor
Floor area 48.3 sq.m. (520 sq.ft.)

First Floor
Floor area 37.4 sq.m. (402 sq.ft.)

Total floor area: 85.7 sq.m. (922 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PROPERTY
PERSPECTIVE