

# Whitakers

Estate Agents



## 27 Beech Avenue, Willerby, HU10 6AA

**£350,000**

This very well presented family home occupies an enviable SOUTHERLY corner plot at the head of the CUL-DE-SAC, located off Kingston Road, boasting easy access to some of the area's highly regarded schools and benefiting from a wide range of local amenities, making this an obvious choice for the growing family.

The property has been altered and enhanced from its original design now offering over 1200 square feet of living space making this LARGER than a lot of FOUR BEDS locally.

The main features include - entrance, lounge, dining room which is open plan to the contemporary fitted kitchen with Quooker instant boiling water tap and Island, sitting room and bedroom four with useful W.C.

The first floor boasts three good bedrooms (all are fitted with wardrobes) together with the well appointed family bathroom suite with VAULTED CEILING.

The real showstopper however is the fantastic SOUTHERLY mature plot, mainly laid to lawn with mature well kept borders and not overlooked at the rear. The purpose-built home office with its vaulted ceiling and fully networked internet connection, ideal for those that work from home.

This fantastic property really ticks all the boxes in terms of size, location and condition. Early viewings are advised.



## The Accommodation Comprises

### Ground Floor

#### Entrance



Canopy to double glazed front door and double glazed side windows.

#### Hallway

With laminate flooring, central heating radiator and under stairs cupboard housing the combi boiler.

Lounge 15'0 max into bay x 12'2 (4.57m max into bay x 3.71m)



With triple glazed bay window, wood burner with marble hearth and decorative surround, central heating radiator.

Dining Room 8'06 x 8'06 (2.59m x 2.59m)



With a large double glazed picture window and vertical radiator.

Kitchen 12'02 x 9'11 t/c (3.71m x 3.02m t/c)



With a range of contemporary wall and floor units and complimentary Dekton work surfaces above, large central island with storage, double Oven, induction Hob and extraction Hood above, integrated Fridge Freezer and Dishwasher. Sink with drainer and Quooker instant boiling water tap.

Sitting Room 11'11 x 8'11 (3.63m x 2.72m)



Laminate flooring, central heating radiator and Upvc double glazed French doors that open out to the garden.

Bedroom Four 15'0 x 8'09 (4.57m x 2.67m)



Fitted wardrobes, vertical central heating radiator and Upvc double glazed French doors that open out to the garden and useful W.C

W.C



Off bedroom four comprising of a low flush toilet and a vanity sink.

First Floor

Landing

Loft hatch with drop down ladder to the boarded loft space and Upvc double glazed window.

Bedroom One 15'0 max into bay x 12'0 (4.57m max into bay x 3.66m)



With a range of fitted wardrobes, central heating radiator and a Upvc triple glazed bay window.

Bedroom Two 11'10 x 9'08 tfw (3.61m x 2.95m tfw)



With a range of fitted wardrobes, central heating radiator and Upvc double glazed window.

Bedroom Three 8'09 x 8'04 (2.67m x 2.54m)



Fitted wardrobes, Upvc double glazed window and central heating radiator.

Bathroom 8'02 x 6'0 (2.49m x 1.83m)



With a vaulted ceiling and a remote control roof window, panelled bath, low flush toilet and wash basin. Tiled walls and a central heating radiator.



## Home Office / Utility 24'0 x 11'01 (7.32m x 3.38m)



The home office comes with a vaulted ceiling, two Upvc double glazed windows, utility area with floor and eye level units and complimentary work surfaces above, sink with drainer to the side and plumbed for an automatic Washing Machine. Useful W.C with a low flush toilet and vanity sink.

### External



Low maintenance front garden designed to accommodate multiple cars for off street parking with additional land to the side leading to the home office. The rear garden is southerly in orientation and enclosed to the boundaries, mainly laid to lawn with mature well stocked borders, decked seating area with a metal Pergola and glazed roof, Greenhouse, both subject to further negotiation, shed and a large 24' home office which is fully internet networked and double glazed Bi fold doors to enjoy the garden.

### Council Tax band

Council Tax band - D

Local Authority - East Riding Of Yorkshire

### Tenure

The property is held under Freehold tenureship.

### EPC rating

EPC rating - TBC

### 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.

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Ultrafast

10000 Mbps

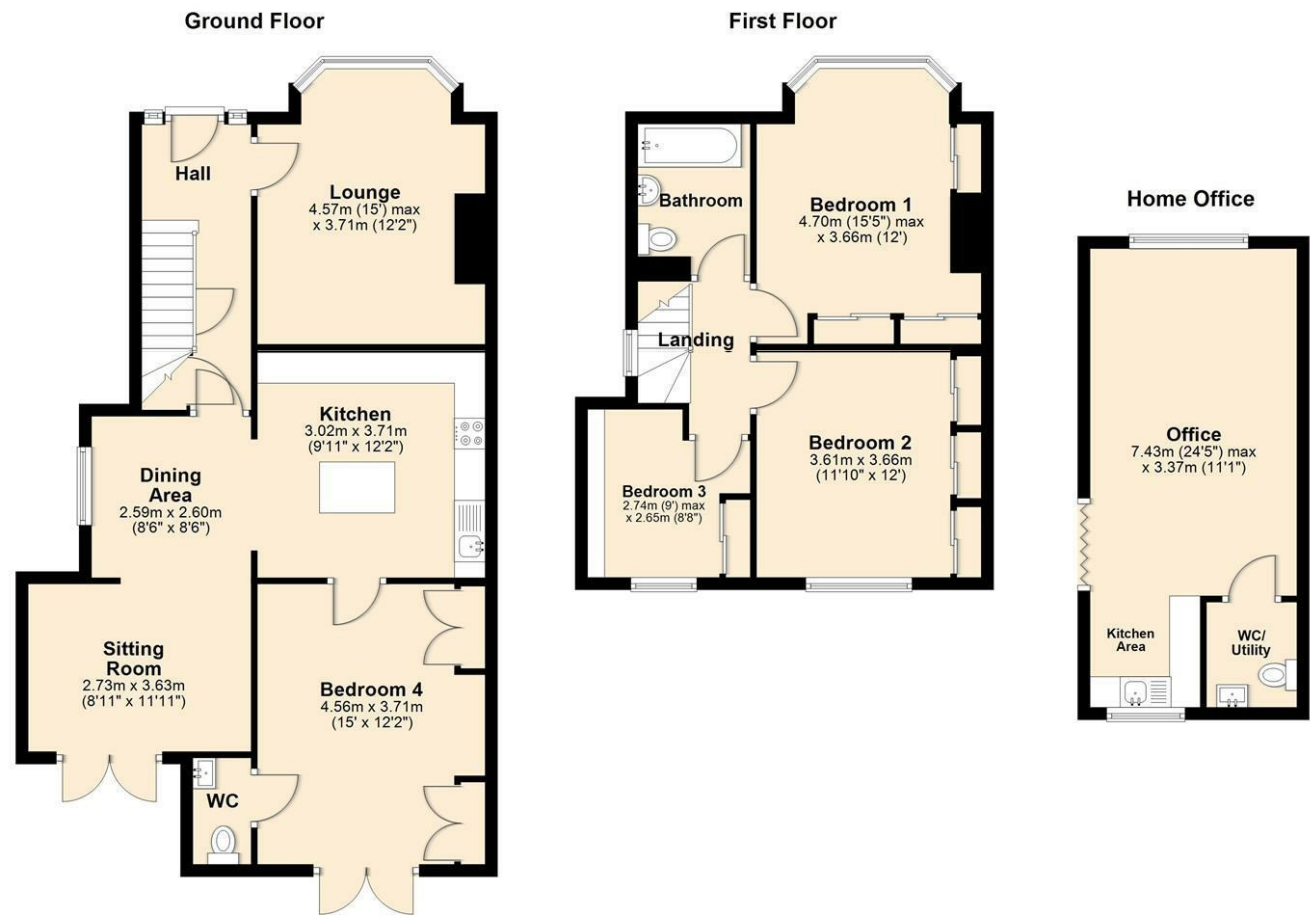
Coastal Erosion -N/A

Coalfield or Mining Area - N/A

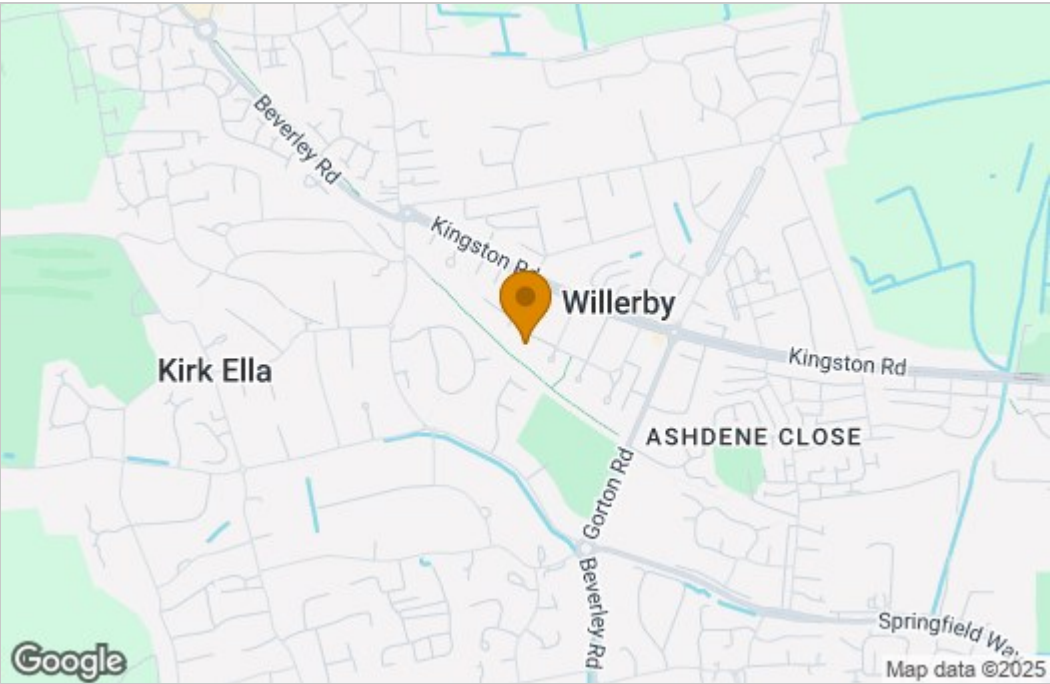
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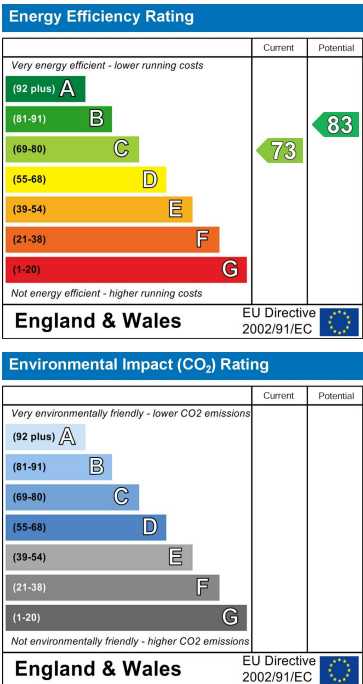
Floor Plan



Area Map



Energy Efficiency Graph



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