



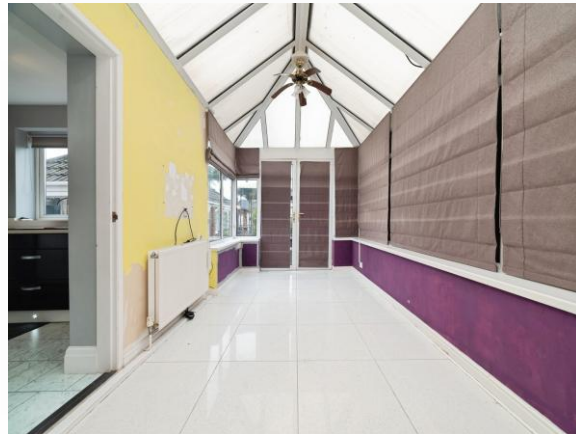
Carr Lane, Willerby HU10 6JX

Welcome to

Carr Lane, Willerby

GUIDE PRICE £250,000 - £160,000

Beautiful Home On Carr Lane In Willerby with - Entrance Porch, Entrance Hall, Lounge/Diner, Fitted Kitchen, Conservatory, 3 Bedrooms, Family Bathroom, Gardens, Off Street Parking & Garage! Call us to book your viewing now!



Entrance Porch

With double glazed door to the front and double glazed windows to the front and sides.

Entrance Hall

With door to the front, windows to the side, understairs cupboard and stairs to the First Floor.

Lounge/Diner

11' 3" x 29' 4" into bay (3.43m x 8.94m into bay)

With double glazed bay window to the front, gas fire with feature surround, 2 decorative ceiling roses, radiator, coving to the ceiling, double glazed french style doors leading to the Conservatory with windows to the side.

Kitchen

22' x 7' 5" (6.71m x 2.26m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, double electric oven, cooker-hood, integrated dishwasher, integrated microwave, integrated fridge freezer, plumbing for an automatic washing machine, radiator, double glazed windows to the side and rear and double glazed door to the side.

Conservatory

16' 6" x 8' 6" (5.03m x 2.59m)

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

First Floor

Landing

With double glazed window to the side.

Bedroom 1

15' into bay x 9' to front of wardrobes (4.57m into bay x 2.74m to front of wardrobes)

With double glazed bay window to the front, radiator and fitted wardrobes.

Bedroom 2

14' 11" x 11' 10" to rear of wardrobes (4.55m x 3.61m to rear of wardrobes)

With double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 3

6' 5" x 10' max (1.96m x 3.05m max)

With double glazed bay window to the front and radiator.

Bathroom

Bathroom with bath with mains shower over, glazed shower screen, low level wc, wash hand basin, spot light points, extractor fan, towel style radiator and double glazed windows to the side and rear.

Outside

Front Garden

With gravelled area, wall, shrubs, fencing and block paved driveway providing off street parking.

Rear Garden

With decking area, borders housing shrubs and plants, slate chippings area, fencing, pond and hot tub area (hot tub negotiable).

Summerhouse

15' x 7' 3" (4.57m x 2.21m)

With power, 2 double glazed windows to the side and double glazed french style doors to the front.

Garage

29' 2" x 8' 9" (8.89m x 2.67m)

Garage with power, double glazed windows to the side and electronic door.



view this property online williamhbrown.co.uk/Property/WBY111351



Welcome to

Carr Lane, Willerby

- GUIDE PRICE £250,000 - £260,000
- Beautifully Presented Throughout!
- 3 Bedroom, Semi Detached Home In Willerby
- Spacious Lounge/Diner & Conservatory
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£250,000 - £260,000

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/WBY111351



Property Ref:
WBY111351 - 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.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk