Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME

12 Victoria Avenue, Willerby, East Yorkshire, HU10 6DD

- No Onward Chain
- 2 Reception Rooms
- Modern Kitchen
- Council Tax Band = B
- 2 Double Bedrooms
- Stylish Bathroom
- Westerly Rear Garden
- Freehold / EPC = C

Offers Over £200,000

INTRODUCTION

Offered to the market with no onward chain, this well-presented traditional mid-terraced home has been tastefully updated in recent years to provide attractive and well-proportioned accommodation. Particular features include two generous reception rooms, a modern fitted kitchen and a stylish bathroom with both a bath and separate shower.

The accommodation briefly comprises an entrance hallway, lounge, sitting/dining room, modern fitted kitchen and cloakroom/W.C. To the first floor are two double bedrooms and a beautifully appointed family bathroom.

Outside, a small garden extends to the front, while the enclosed rear garden enjoys a desirable westerly aspect and is mainly laid to lawn with gravelled seating areas and fencing to the perimeter.

With no onward chain, the property is ready for its next owner to make their move.

LOCATION

Victoria Avenue is situated off Great Gutter Lane East, Willerby. Willerby is an established and highly popular location in the heart of the West Hull landscape. Together with the neighbouring villages of Kirk Ella and Anlaby, Willerby provides an ideal environment for those seeking a high standard of living with an array of amenities and facilities on the doorstep.

A wide selection of local services and leisure facilities ensures that residents have everything they need within easy reach. The village is home to a variety of shopping options, including the prominent Waitrose supermarket and the Willerby Shopping Park. For dining and socialising, there are several traditional pubs and contemporary restaurants. The area is also well-equipped for health and wellness, with a variety of fitness and spa facilities available nearby.

The village is served by well-regarded primary schools such as Willerby Carr Lane Primary, which feeds into Wolfreton School and Sixth Form College. Furthermore, the proximity to independent options like Tranby School and Hymers College, ensures that educational needs are catered for at every level.

Willerby provides easy regional connectivity for both commuters and leisure travellers. It facilitates easy travel to Hull city centre, Beverley to the north and the A63/M62 corridor. Bus routes and nearby rail links at Hull, Hessle or Brough further enhance the village's accessibility.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5 miles
- Beverley (Historic Market Town): Approx. 7 miles
- York: Approx. 36 miles
- Leeds: Approx. 55 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Composite residential entrance door to:

ENTRANCE HALLWAY

With stairs leading up to the first floor and storage cupboard under.

LOUNGE

With bay window to the front elevation.

SITTING/DINING ROOM

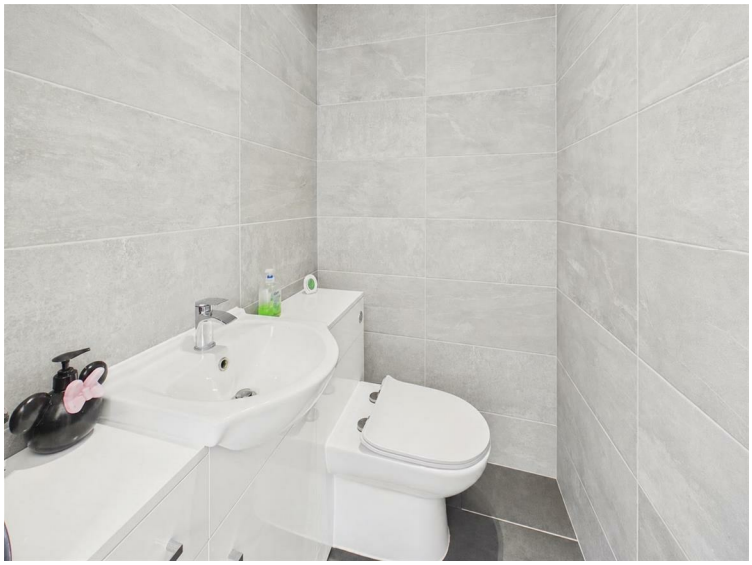
With fitted storage to alcove and further understairs storage cupboard. Window to the rear elevation.

KITCHEN

Having a range of fitted base and wall units with contrasting worktops incorporating a sink and drainer with mixer tap, double oven, four ring hob with filter hood above, fridge/freezer, dishwasher and washing machine. Windows to the rear elevataion.

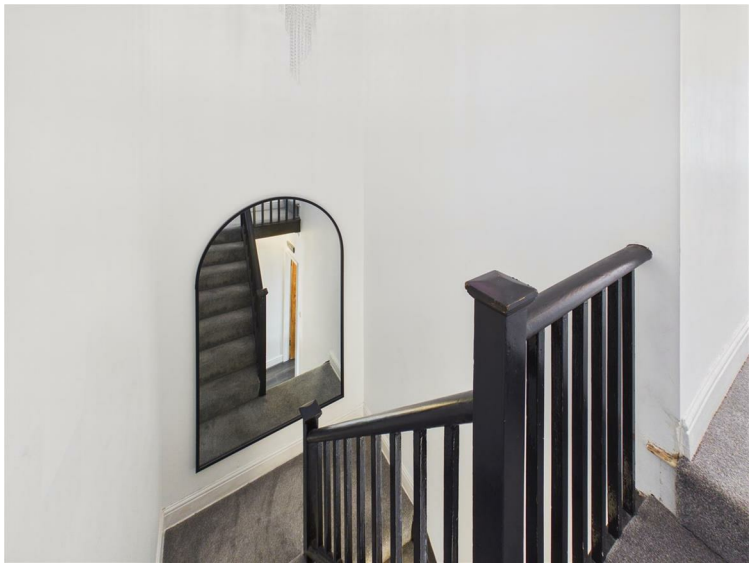
CLOAKS/W.C.

With suite comprising a fitted cabinet with wash hand basin and low flush W.C.



FIRST FLOOR

LANDING



BEDROOM 1

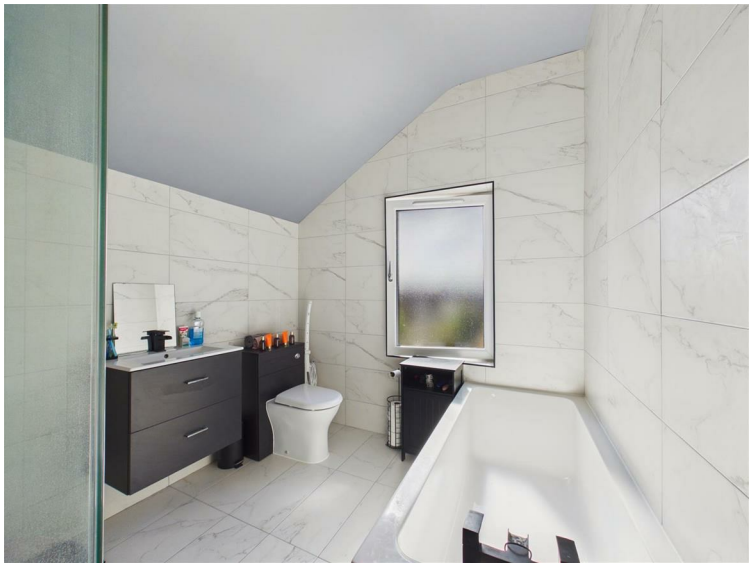
With built in storage and overstairs cupboard. Window to the front elevation.

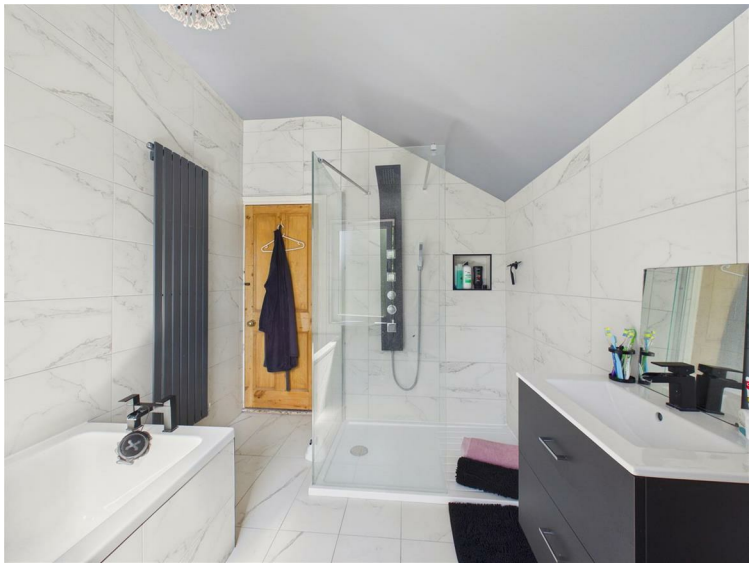
BEDROOM 2

With built in storage to alcove plus overstairs storage cupboard. Window to the rear elevation.

BATHROOM

A stylish suite comprising a bath, walk in shower, floating vanity unit with wash hand basin and concealed flush W.C. Tiling to walls and floor, feature radiator and window to rear.





OUTSIDE

A small garden extends to the front, while the enclosed rear garden enjoys a desirable westerly aspect and is mainly laid to lawn with gravelled seating areas and fencing to the perimeter.

REAR VIEW

HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

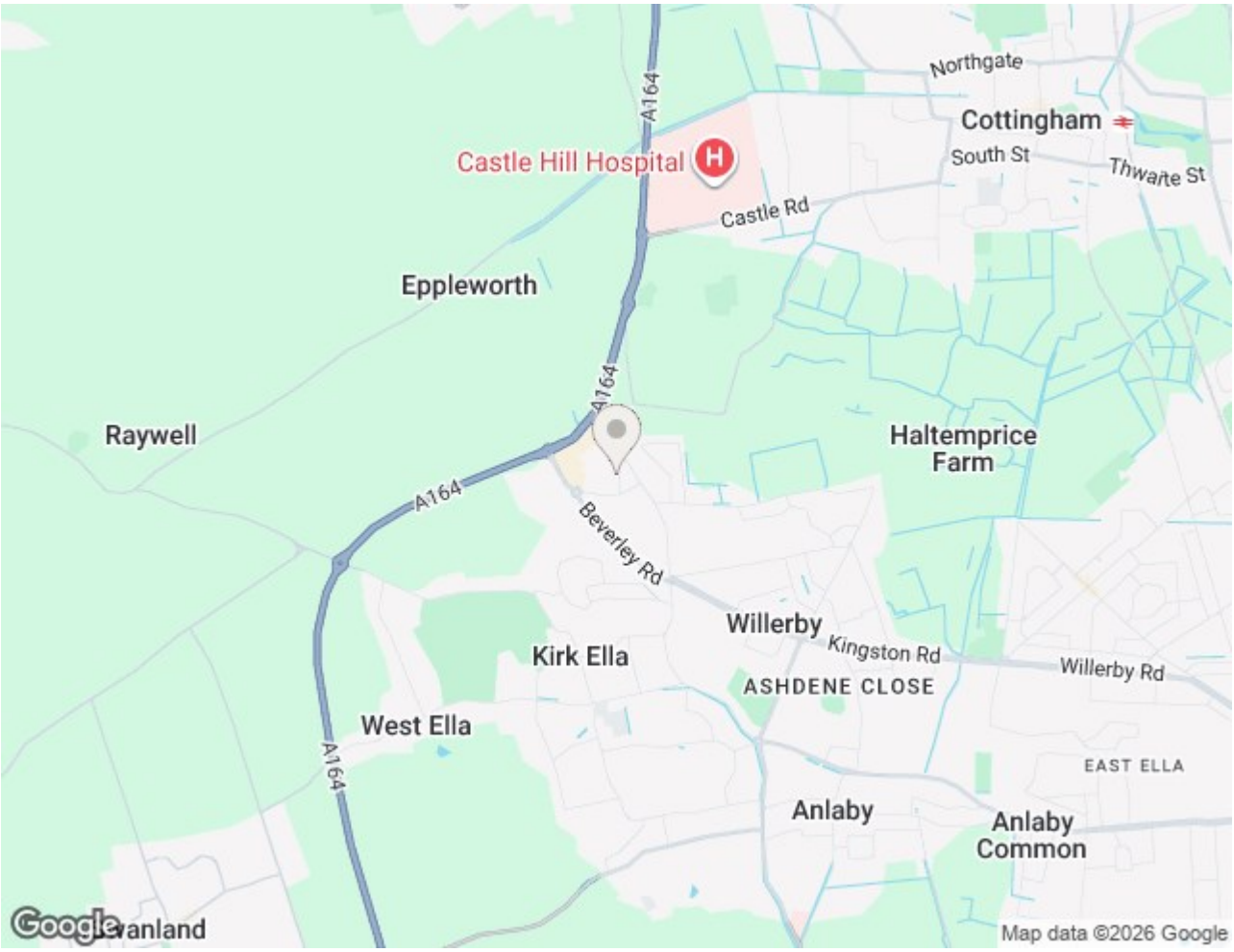
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


Northgate
Cottingham
South St
Thwaite St
Castle Hill Hospital
Castle Rd
A164
Eppleworth
Raywell
Haltemprice Farm
Beverley Rd
Willerby
Kingston Rd
Willerby Rd
Kirk Ella
ASHDENE CLOSE
West Ella
EAST ELLA
Anlaby
Anlaby Common
Map data ©2026 Google

Floor 0

Approximate total area(1)
514 ft²
47.9 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1

Approximate total area(1)

419 ft²

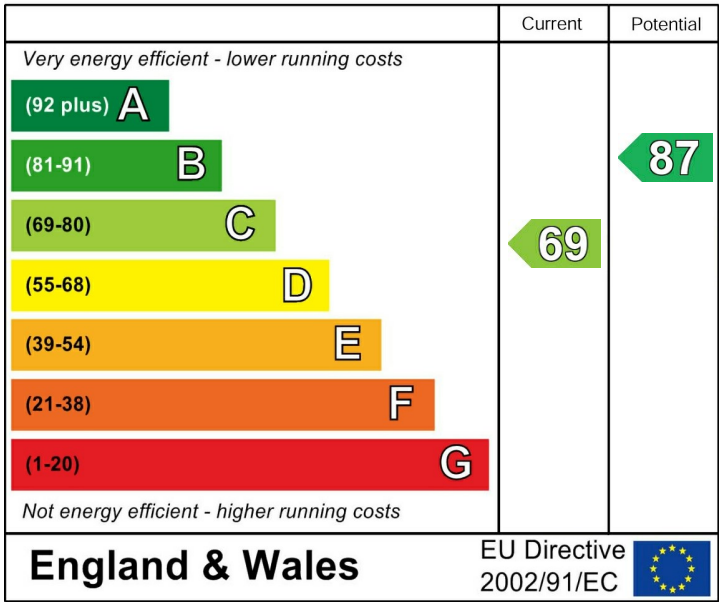
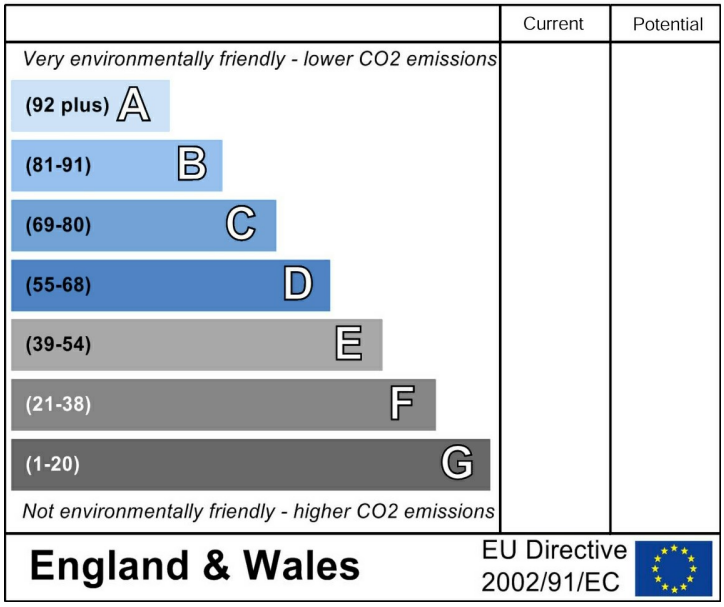
39 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating