



Ellerker Rise, Willerby HU10 6EU

Welcome to

Ellerker Rise, Willerby

Beautiful Home In Willerby with - Entrance Porch, Open Plan Lounge/Diner, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gym/Storage Area, Gardens & Off Street Parking! Book your viewing today!



Entrance Porch

With door to the front and windows to the side and rear.

Lounge/Diner

With double glazed windows to the front and rear, radiator and stairs leading to the First Floor.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, integrated dishwasher, integrated fridge freezer and double glazed exit door.

First Floor

Landing

With storage cupboard housing central heating boiler.

Bedroom 1

With double glazed window to the front and radiator.

Bedroom 2

With double glazed window to the rear and fitted wardrobes.

Bedroom 3

With double glazed window to the front and radiator.

Bathroom

Bathroom with bath, shower cubicle, vanity wash hand basin, concealed cistern w/c, feature towel style radiator and double glazed window to the rear.

Outside

Front Garden

With driveway providing off street parking.

Rear Garden

With patio area, lawned area, decking area, raised beds housing plants and shrubs, borders housing plants and shrubs and fencing.

Gym/Storage Area

With up and over door.



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Welcome to

Ellerker Rise, Willerby

- Beautifully Presented Throughout!
- 3 Bedroom Semi-Detached Home In Willerby
- Recently Fitted Kitchen
- Open Plan Lounge/Diner
- Overlooking Open Fields To The Rear

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

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111603 - 0002

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.

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.



william h brown



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