



Well Lane, Willerby HU10 6HT

Welcome to

Well Lane, Willerby

Lovely Bungalow In Willerby with - Entrance Porch, Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 2 Bedrooms, Family Bathroom & Separate W/C, Gardens, Off Street Parking & Garage! Book your viewing now!



Entrance Porch

With double glazed patio style doors to the front.

Entrance Hall

With door to the side, radiator, storage cupboard, coving to the ceiling and loft access.

Lounge

With double glazed windows to the front and side, electric fire with wooden surround, 2 radiators and coving to the ceiling.

Dining Room

With double glazed window to the front, radiator and coving to the ceiling.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, plumbing for an automatic washing machine, space for a fridge and freezer, radiator, double glazed window to the side and double glazed door to the side.

Bedroom 1

With radiator, coving to the ceiling, fitted wardrobes and double glazed patio style doors leading to the Rear Garden.

Bedroom 2

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

Bathroom

Bathroom with bath, wash hand basin, chrome effect towel style radiator and double glazed window to the side.

Separate W/C

With double glazed window to the side and low level wc.

Outside

Front Garden

With wall, wrought iron gate, side access gate and driveway providing off street parking.

Rear Garden

With paved patio area, lawned area, hedging and shrubs, fencing and greenhouse.

Garage

Garage with up and over door.



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Welcome to

Well Lane, Willerby

- 2 Bedroom Bungalow In Willerby
- 2 Reception Rooms
- Well Maintained Gardens To The Front & Rear
- Off Street Parking & Garage
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Tenure: Freehold EPC Rating: D

Council Tax Band: D

£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

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Property Ref:
WBY111444 - 0003

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.

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