



**Wolfreton Lane, Willerby, HU10 6PT**

Asking Price £395,000



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Platinum Collection

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A superb four-bedroom semi-detached residence with additional loft area, offering spacious and versatile accommodation throughout. Having undergone a degree of tasteful modernisation by the current owners, this attractive rendered home is presented to a high standard and must be viewed early to avoid disappointment.

Ideally positioned on the ever-popular Wolfreton Lane in Willerby, the property is perfectly placed for access to a wide range of local amenities, highly regarded schools, shops, restaurants and excellent transport links.

The accommodation briefly comprises: welcoming entrance hall, cloakroom/W.C., spacious lounge, sitting/dining area and fitted kitchen to the ground floor. To the first floor are four well-proportioned bedrooms, including an en-suite shower room, together with a modern family bathroom. A pull down ladder provides access to the useful loft area, complete with Velux window, offering additional flexible space (subject to the necessary planning permission).

Externally, the property enjoys gardens to both the front and rear, a private driveway and garage providing parking and storage.

This impressive family home offers a fantastic blend of character, space and modern living, and early viewing is highly recommended. Contact us today to arrange your appointment.



# Wolfreton Lane, Willerby, HU10 6PT

## Key Features

- Situated On The Popular Wolfreton Lane In Willerby
- 4 bedroom Semi Detached Family Home
- Two Reception Rooms, Dining Kitchen, Cloakroom/w.c
- Entrance Hall, Landing, Four Bedrooms
- En Suite Shower Room, Family Bathroom, Loft Area
- Gardens Front & Rear , Driveway With EV charger
- Early Viewing Is A Must
- EPC - D



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 60                      | 80        |
| England & Wales                             | EU Directive 2002/91/EC |           |

## **WILLERBY**

Willerby is an East Riding of Yorkshire village located on the Western outskirts of the City of Kingston upon Hull. Located approximately 5 miles West of Kingston upon Hull and approximately 8 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

## **GROUND FLOOR**

### **ENTRANCE HALL**

with a double glazed entrance door, laminate flooring, widow to the side elevation and stairs to the first floor.

### **CLOAKROOM/W.C.**

with two piece suite, comprising w.c., and wash hand basin

### **LOUNGE**

with a large double glazed angle bay window to the front elevation, feature fireplace with wood burner.

### **OPEN PLAN LIVING/DINING AREA**

with laminate flooring, double glazed window to the side elevation and double glazed french doors to the rear garden

### **KITCHEN**

with a range of base and wall unit, laminate work

surfaces, drawers, sink unit, electric hob and oven, extractor hood, plumbing for automatic washing machine, splash back tiling, laminate flooring, double glazed window to the rear elevation and double glazed door.

### **LANDING**

with double glazed window to the side elevation, and access to loft area.

### **BEDROOM 1**

with double glazed angle bay window to the front elevation.

### **BEDROOM 2**

with double glazed window to the rear elevation and built in wardrobes.

### **BEDROOM 3**

with double glazed window to the front elevation

### **ENSUITE SHOWER ROOM**

with a three piece suite, comprising walk in shower wash hand basin, w.c., fully tiled to walls and floor and double glazed window to the front elevation.

### **BEDROOM 4**

with double glazed window to the rear elevation and built in wardrobes.

### **FAMILY BATHROOM**

with a three piece white suite comprising with free standing bath, his and hers sink units with vanity beneath, w.c., fully tiled to walls and floor, and two double glazed windows to the side elevation.

### **LOFT AREA**

with velux window and small shower area off.

## **OUTSIDE**

Outside to the front of the property is a lawn garden with driveway and EV charger. To the rear is a good sized lawn garden with fencing forming boundary and a garage with up and over door.

## **GENERAL INFORMATION**

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

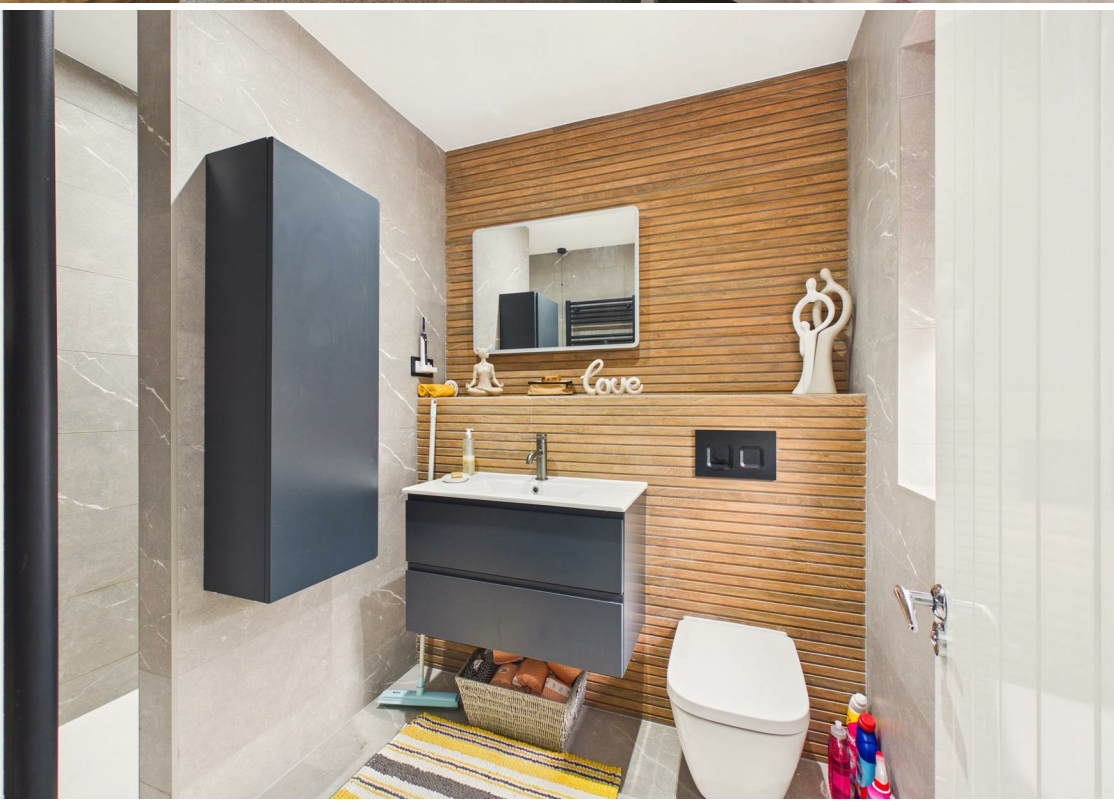
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## **THINKING OF SELLING?**

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## **MORTGAGES**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your



circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### TENURE.

We understand that the property is Freehold. This should be clarified by your legal representative.

### AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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 Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation

or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

### AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the

payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.







**Approximate total area<sup>(1)</sup>**  
1442 ft<sup>2</sup>

**Reduced headroom**  
56 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

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