



Thornwick Avenue, Willerby HU10 6LP

Welcome to

Thornwick Avenue, Willerby

GUIDE PRICE £210,000 - £220,000

Home On Thornwick Avenue In Willerby with - Entrance Hall, Lounge, Open Plan Kitchen/Diner, Sun Room, Wet Room Shower Room, Ground Floor Cloakroom, 3 Bedrooms, Gardens & Off Street Parking! Book your viewing today!



Entrance Hall

With double glazed door to the front, double glazed window to the side and stairs to the First Floor.

Cloakroom

With low level wc and wash hand basin.

Lounge

With double glazed bay window to the front, gas fire with wooden surround and marble effect hearth, 2 radiators, television point and coving to the ceiling.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a cooker, cooker-hood, plumbing for an automatic washing machine, space for fridge freezer, space for a tumble dryer, spot light points, coving to the ceiling, 2 radiators, double glazed windows to the side and rear and french style doors leading to the Sun Room.

Sun Room

With windows to the side and rear, radiator and french style doors leading to the Rear Garden.

First Floor

Landing

With double glazed window to the side and coving to the ceiling.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

With double glazed window to the front and radiator.

Shower Room

Shower Room with shower cubicle, low level wc, wash hand basin, radiator, extractor fan, double glazed window to the rear and loft access.

Outside

Front Garden

With path, wall, gravelled area, plants and shrubs, wrought iron fencing and gate and shared driveway providing off street parking.

Rear Garden

With paved patio area, lawned area, gravelled borders, flower beds housing plants and shrubs, fencing, shed and greenhouse.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/WBY111700



Welcome to

Thornwick Avenue, Willerby

- GUIDE PRICE £210,000 - £220,000
- 3 Bedroom Home For Sale In Willerby
- Lounge & Open Plan Kitchen/Diner
- Sun Room & Ground Floor Cloakroom
- Off Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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.

guide price

£210,000 - £220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY111700



Property Ref:
WBY111700 - 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.

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