

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*42 Derrymore Road, Willerby, East Yorkshire, HU10 6ET*

- 📍 Semi-Detached House
- 📍 Immaculately Presented
- 📍 Three Bedrooms
- 📍 Council Tax Band = D
- 📍 Living Kitchen
- 📍 Spacious Conservatory
- 📍 Large Garden & Garage
- 📍 Freehold / EPC = D

**£305,000**

## INTRODUCTION

A stylish, bay-fronted semi-detached house offering a fantastic opportunity to acquire a ready-made family home on a popular residential street. The location is highly attractive, providing convenient access to well-regarded local primary and secondary schools.

The interior boasts immaculately presented accommodation designed for modern family life. The ground floor features a bright entrance hall, a spacious lounge benefiting from a front bay window, and the true heart of the home: a contemporary living kitchen. The layout is extended by a spacious conservatory, creating superb flow to the outside.

The first floor hosts three bedrooms and is served by a modern family bathroom.

Outside, the property is easy to manage. The front offers off-street parking via a block set driveway and leads to the integral single garage. The rear garden is larger than average and very well maintained, providing a superb outdoor space featuring a useful decked area immediately accessible from the house, with a tidy lawn beyond.

## LOCATION

Derrymore Road is a particularly attractive street scene and is situated off Well Lane close to its junction with Main Street. Willerby is one of the area's popular residential areas situated to the western side of Hull. The immediate villages of Willerby, Kirk Ella and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed schooling, Willerby shopping park is within walking distance and a number of supermarkets are to be found nearby. Haltemprice Sports Centre is easily accessible and the property is conveniently placed for Hull city centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

## ACCOMMODATION

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

Residential entrance door to:

## PORCH

With door to:

## ENTRANCE HALL

With feature wood effect flooring and staircase leading up to the first floor.



## LOUNGE

Feature a fireplace with marble hearth housing a cast gas fire. Bay window to the front elevation.



## LIVING KITCHEN

This open plan space is ideal for families offering contemporary living with a range of shaker style base and wall units with contrasting wood effect worksurfaces incorporating a one and a half bowl sink and drainer, range cooker, space for fridge/freezer and plumbing for a washing machine. There is feature wood effect flooring and windows to the front and side elevations. Patio doors lead from the living area into the conservatory.



## KITCHEN AREA



## LIVING AREA



## CONSERVATORY

With double doors leading out to the rear garden.



## FIRST FLOOR

### LANDING

### BEDROOM 1

Window to rear.



## BEDROOM 2

Bay window to the front elevation.



## BEDROOM 3

Window to front.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush w.C. Tiling to walls and floor, windows to side and rear elevations.



## OUTSIDE

Externally, to the front is a block set driveway leading to the single brick built garage (measuring approx 14'5"x7'8") with concrete roof. There is a path to the side and a gate gives access to the the very well maintained, larger than average rear garden which has a decked area directly adjoining the property with a lawn beyond and fencing to the boundary.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## 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 heating system and specific fittings for this property. 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 TO SCALE. Limb Estate Agents 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 Limb Estate Agents 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## 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.

## 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.

## 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.





