



Kingston Road, Willerby HU10 6AD

Welcome to

Kingston Road, Willerby

Lovely Home For Sale On Kingston Road In Willerby with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Ground Floor Cloakroom & Family Bathroom, 4 Bedrooms, Gardens & Garage! Book your viewing now!



Entrance Hall

With double glazed door to the front with matching side screens and stairs to the First Floor.

Cloakroom

With double glazed window to the side, low level wc and wash hand basin.

Lounge

With double glazed bay window to the front, feature log burner and radiator.

Dining Room

With radiator, storage cupboard and double glazed french style doors leading to the Rear Garden.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a range style cooker, extractor fan, integrated dishwasher, plumbing for an automatic washing machine, radiator, coving to the ceiling, double glazed windows to the side and rear and double glazed door to the side.

Landing

With double glazed window to the side.

Bedroom 1

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

Bedroom 2

With double glazed window to the rear and radiator.

Bedroom 3

With double glazed window to the front, radiator and built in cupboard.

Bedroom 4

With 2 skylight windows, radiator and eaves storage.

Bathroom

Bathroom with bath with mains shower over, low level wc, wash hand basin, radiator and double glazed window to the rear.

Outside

Front Garden

With fencing, path, lawned area, borders housing plants and shrubs and side access gate.

Rear Garden

With lawned area, raised decking area, path, gravelled borders and fencing.

Garage

Garage with power, side access door, window to the side and up and over door.



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Welcome to

Kingston Road, Willerby

- 4 Bedroom Home On Kingston Road In Willerby
- Beautifully Presented Throughout
- Lounge & Dining Room
- Family Bathroom & Ground Floor Cloakroom
- Garage

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

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBY111717 - 0004

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.



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