

# Whitakers

Estate Agents



## 3 Willow Court, Willerby, HU10 6JL

**£225,000**

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached dormer bungalow which is conveniently placed for a growing family seeking to reside within the immediate catchment of the Carr Lane primary and Wolfraton secondary schools.

Externally to the front aspect, there is a lawned garden with decorative planting, and a side drive that extends down the side of the building towards the detached garage, and accommodates off-street parking.

Upon entering, the property, the resident is greeted by a welcoming entrance hall that follows to a spacious lounge, and fitted kitchen. A rear lobby then leads to two good bedrooms, and a cloakroom.

A fixed staircase ascends to the first floor which boasts a fitted master bedroom with access to storage in the eaves, and a wet room.

French doors in the second bedroom open onto the enclosed rear garden which is partly laid lawn with well-stocked borders, and complimented with a patio seating area.



The accommodation comprises

Front external



Externally to the front aspect, there is a lawned garden with decorative planting, and a side drive that extends down the side of the building and accommodates off-street parking.

Ground floor

Hall

Composite entrance door, and LVT flooring. Leading to :

Lounge 17'4" x 11'8" maximum (5.30 x 3.57 maximum )



UPVC double glazed window, central heating radiator, log burner with oak mantle, and carpeted flooring.

Kitchen 22'0" x 8'0" (6.73 x 2.45 )



Kitchen UPVC double glazed windows, two central heating radiators, under stairs storage cupboard, LVT flooring, contemporary worktops with splashback laminate above, sink with mixer tap, and a range of integrated appliances including : oven / microwave, hob with extractor hood above, fridge-freezer, washer / dryer.

Inner hallway

Built-in storage cupboard, and carpeted flooring. Leading to :

Bedroom two 10'9" x 11'11" (3.30 x 3.65 )



UPVC double glazed door and side windows, central heating radiator, and carpeted flooring.

Bedroom three 7'1" x 8'1" (2.18 x 2.48 )



UPVC double glazed window, central heating radiator, and carpeted flooring.

W.C.



LVT flooring, and furnished with a two-piece suite comprising vanity sink with mixer tap. and low flush W.C.

First floor

Landing

With storage in the eaves, and carpeted flooring. Leading to :

Bedroom one 14'3" x 11'9" maximum (4.35 x 3.59 maximum )



UPVC double glazed window, central heating

radiator, walk-in wardrobes with access to the eaves, and carpeted flooring.

Wet room



With access to the loft hatch, UPVC double glazed window, central heating radiator, over stairs storage cupboard, partly tiled walls and Lino flooring, and furnished with a wall mounted mixer shower, vanity sink with mixer tap, and low flush W.C.

Rear external



French doors in the second bedroom open onto the enclosed rear garden which is partly laid to lawn with well-stocked borders, and complimented with a patio seating area.

Garage

Up-and-over door, UPVC double glazed door and window, and connection to lighting / power.

Additional features

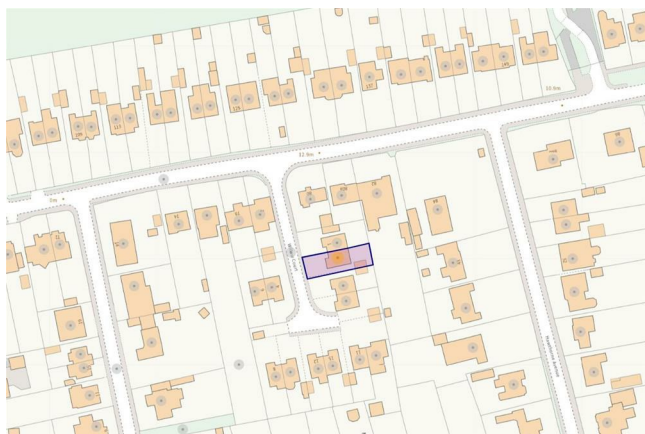
The residence also benefits from having an outside tap.

Aerial view of the property





### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority East Riding Of Yorkshire

Local authority reference number -  
WIB376003000

Council Tax band - C

### EPC rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three  
/ O2

Broadband - Basic 4 Mbps / Ultrafast 10000  
Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Free Market Appraisals / Valuations

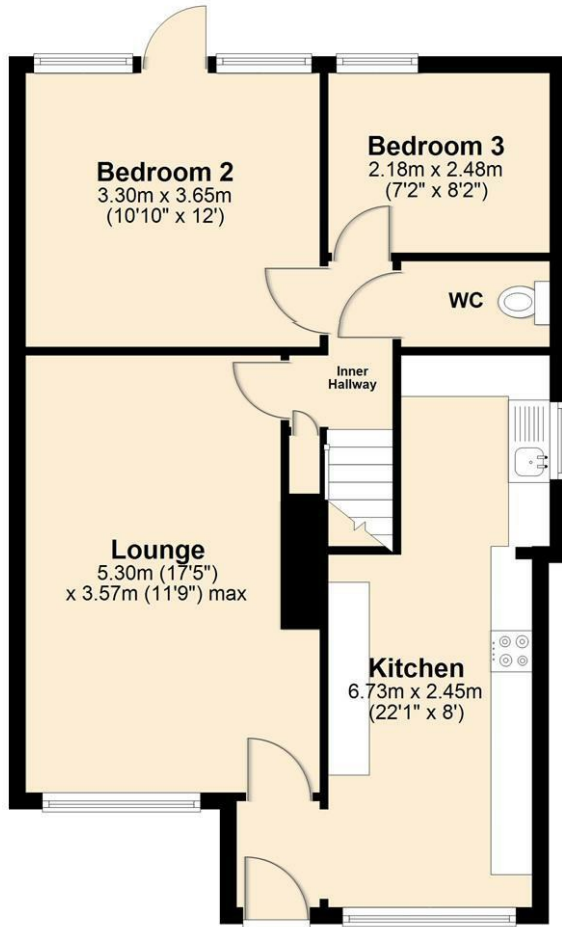
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Whitakers Estate Agent Declaration

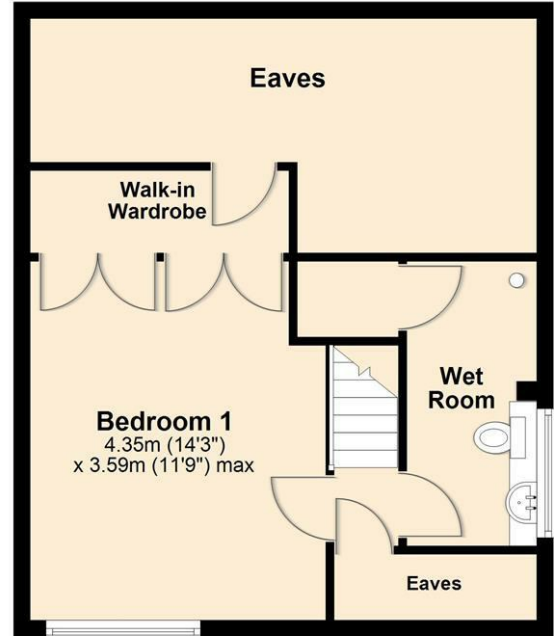
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# Floor Plan

## Ground Floor



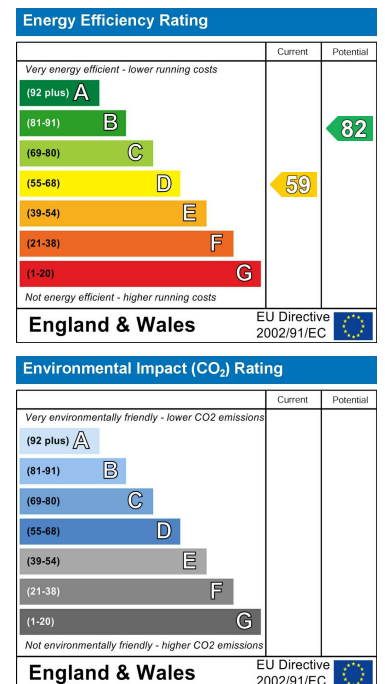
## First Floor



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.