



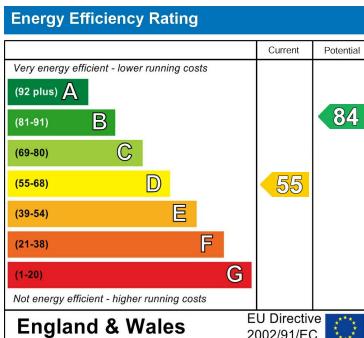
Carr Lane, Willerby, HU10 6JT  
Offers Over £325,000

Philip  
**Bannister**  
Estate & Letting Agents

# Carr Lane, Willerby, HU10 6JT

## Key Features

- Traditional Semi-Detached Home
- 3 Good Sized Bedrooms + Loft Space
- Recently Fitted Bathroom & Kitchen
- 2 Formal Reception Rooms
- Ground Floor Cloakroom/WC
- Long Driveway & Garage
- Good Sized Private Rear Garden
- Set Back From Roadside
- EPC = D
- Council Tax = D



This traditional semi-detached home is ideally located in a sought-after position, close to local schools, and set back from the roadside for added privacy. Boasting a generous, private rear garden, the property has been recently updated in several areas, including the kitchen and bathroom, while maintaining its original charm. Upon entering through a curved timber door, you are welcomed by an inviting entrance hall with a cloakroom/WC, a bay-fronted lounge, and a second versatile reception room, perfect for use as a sitting room or formal dining space. The kitchen features a modern shaker-style design, blending contemporary convenience with classic aesthetics.

Upstairs, the first floor offers three well-proportioned bedrooms, with the primary bedroom benefiting from fitted wardrobes. The stylish, modern bathroom includes a four-piece suite for a touch of luxury. A fixed staircase provides access to a loft space with a skylight, offering additional potential for storage. Outside, the property includes a long front garden with a driveway that extends to the side, leading to a garage. The expansive rear garden offers excellent privacy, as it is not overlooked, making it a perfect retreat for outdoor activities and relaxation.





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

A welcoming hallway which is accessed through a timber entrance door, there is a staircase leading to the first floor.

#### CLOAKROOM/WC

Positioned beneath the staircase, fitted with a WC and wash basin.

#### LOUNGE

12' + bay x 12'2 (3.66m + bay x 3.71m)

A bay fronted reception room with a feature fireplace housing a living flame gas fire.

#### SITTING ROOM

15'5 x 10'11 (4.70m x 3.33m)

A versatile reception room which could be utilised as a second sitting room or dining room. There is a feature fireplace housing a living flame gas fire and there are French doors opening to the rear garden.

#### KITCHEN

16'6 x 7'2 (5.03m x 2.18m)

A newly fitted kitchen which comprises a range of shaker style wall and base units which are mounted with contrasting worksurfaces and matching upstands. There is a stainless steel sink unit beneath a window to the side elevation, integral appliances include an oven, ceramic hob beneath a concealed extractor, washing machine, dishwasher and a fridge freezer. There is a small breakfast area, a window overlooking the garden and a door leading from the driveway.

### FIRST FLOOR

#### LANDING

A spacious landing with a staircase leading to the second floor.

#### BEDROOM 1

12' + bay x 9'3 + wardrobes (3.66m + bay x 2.82m + wardrobes)

A double bedroom with a range of fitted wardrobes and a bay window to the front elevation.

#### BEDROOM 2

10'3 + recess x 10'10 (3.12m + recess x 3.30m)

A second double bedroom with a window to the rear elevation and a fitted cupboard towards the recess.

#### BEDROOM 3

8'9 x 6'5 (2.67m x 1.96m)

With fitted units and a window to the front elevation.

#### BATHROOM

8'9 x 7'4 (2.67m x 2.24m)

A recently fitted bathroom suite comprising WC, wall hung wash basin, bath and separate shower cubicle. There are half tiled walls, wood effect tiled flooring and a heated towel rail. Windows to the side and rear elevations.

#### SECOND FLOOR

#### LOFT SPACE

With a fitted cupboard and a large skylight.

N.B. The loft space does not comply with building regulations.

#### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden which sets the property back from the roadside.

#### REAR

A good sized rear garden offers excellent privacy and mainly laid to lawn. There are various planting beds, timber fencing and a shed to one corner.

#### DRIVEWAY & GARAGE

A long block paved driveway provides excellent off street parking and leads to a brick garage with up and over door and a side personnel 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 PVC double glazed frames plus a timber door.

**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). We would recommend a purchaser make their own enquiries to verify this.

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

#### TENURE

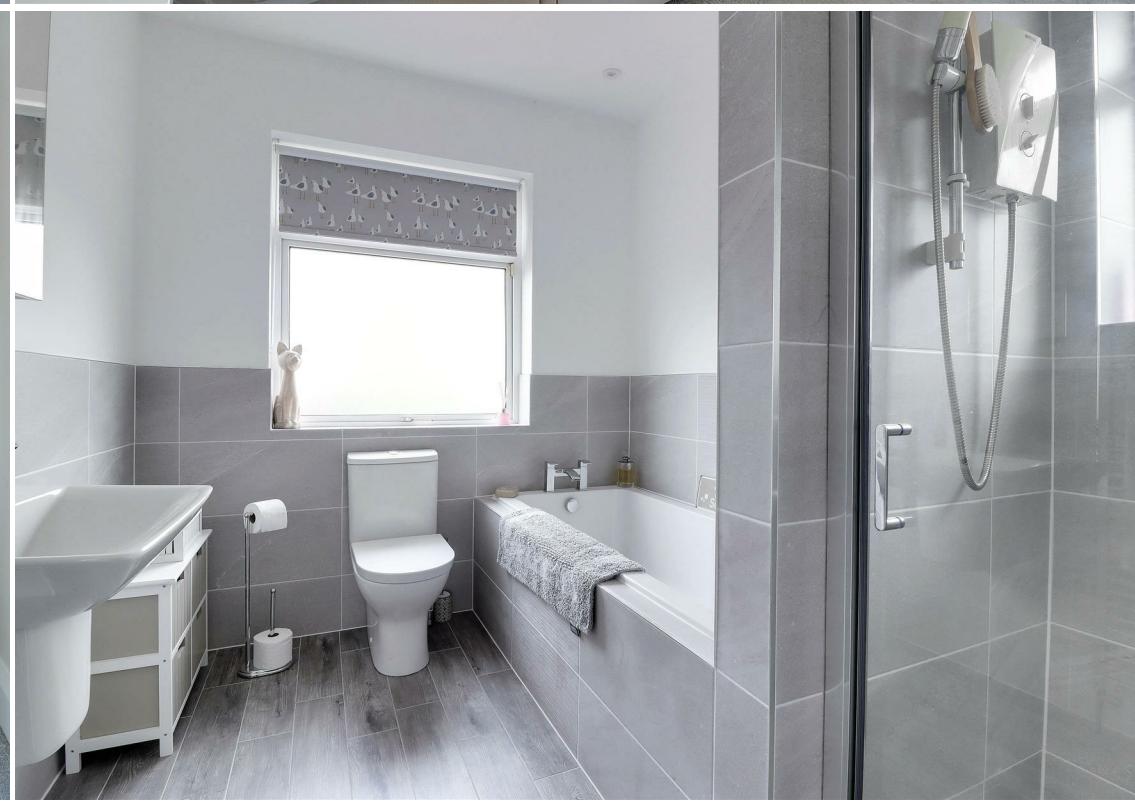
We understand that the property is Freehold.

#### VIEWINGS

Strictly by appointment with the sole agents.

#### 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 in-house 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.

### 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.

### AGENT NOTES.

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In compliance with NTSTEAT 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100



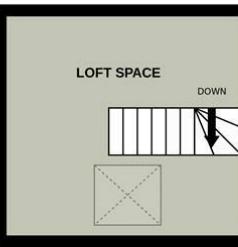


TOTAL FLOOR AREA : 1212 sq.ft. (112.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN  
Tel: 01482 649777 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)



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