Whitakers
Estate Agents

267 Kingston Road, Willerby, HU10 6PN

Offers In The Region Of £340,000

Whitakers Estate Agents are pleased to introduce this immaculate semi-detached family home, conveniently established on Kingston Road in Willerby to take advantage of close proximity to the village's range of amenities and transport links.

Externally to the front aspect, there is a large driveway that accommodates off-street parking for multiple vehicles, and enhanced by decorative planting.

Upon entry, the resident is greeted by a welcoming entrance hall that incorporates a cloakroom, and follows to a bay fronted lounge, and open plan kitchen / dining room.

A fixed staircase ascends to the first floor which boasts two double bedrooms, a good third bedroom, and a bathroom furnished with a four-piece suite.

Bi-folding doors from the kitchen open onto the generously sized rear garden which is mainly laid to lawn with fencing to the surround, and complemented with patio seating areas.

The accommodation comprises

Front external

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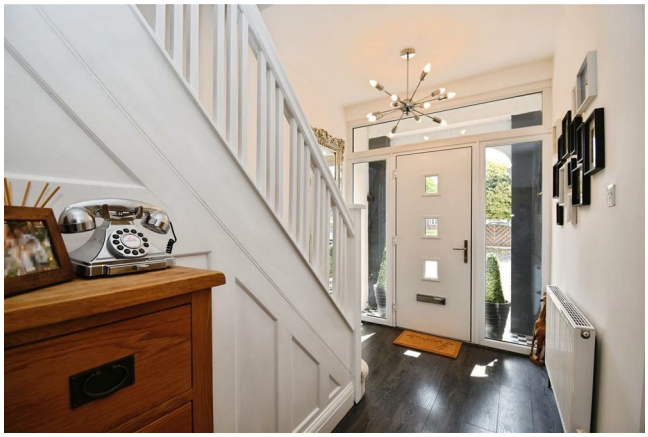
Ground floor

Hallway



Composite double glazed entrance door with side windows, central heating radiator, and laminate flooring. Leading to :

Cloakroom
UPVC double glazed window, central heating radiator, under stairs storage, and laminate flooring. Furnished with a two-piece suite comprising wash basin with mixer tap, and low flush W.C.

Lounge 14'8" x 11'10" (4.48 x 3.61)

UPVC double glazed bay window, central heating radiator, contemporary electric fireplace feature, and luxury oak Karndean flooring.

Open plan kitchen / dining room 23'1" x 16'0" (7.04 x 4.90)

UPVC double glazed bi-folding doors and window, two roof style windows, two central heating radiators, and laminate flooring. Fitted with a range of floor and eye level units, breakfast island with built-in storage, worktop with splashback upstand above, sink with instant hot boiling mixer tap, and a range of integrated appliances including : oven with hob above, fridge-freezer, washing machine, and dishwasher.

First floor

Landing
With access to the loft hatch, UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 15'6" x 11'10" (4.74 x 3.62)

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

Bedroom two 13'4" x 11'10" (4.07 x 3.62)

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

Bedroom three 7'11" x 6'10" (2.43 x 2.10)

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

Bathroom

UPVC double glazed window, central heating radiator, and partly tiled walls with tile effect laminate flooring. Furnished with a four-piece suite comprising free-standing bath with mixer tap and shower, walk-in enclosure with mixer shower and waterfall feature, pedestal sink with mixer tap, and low flush W.C.

Rear external

Bi-folding doors from the kitchen open onto the generously sized rear garden which is mainly laid to lawn with fencing to the surround, and complimented with patio seating areas.

Aerial view of the property

The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

Land boundary

Tenure
The property is held under Freehold tenureship

Council Tax band
Local Authority - East Riding Of Yorkshire
Local authority reference number - WIB204267000
Council Tax band - D

EPC rating
EPC rating - D

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / Three / O2
Broadband - 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.

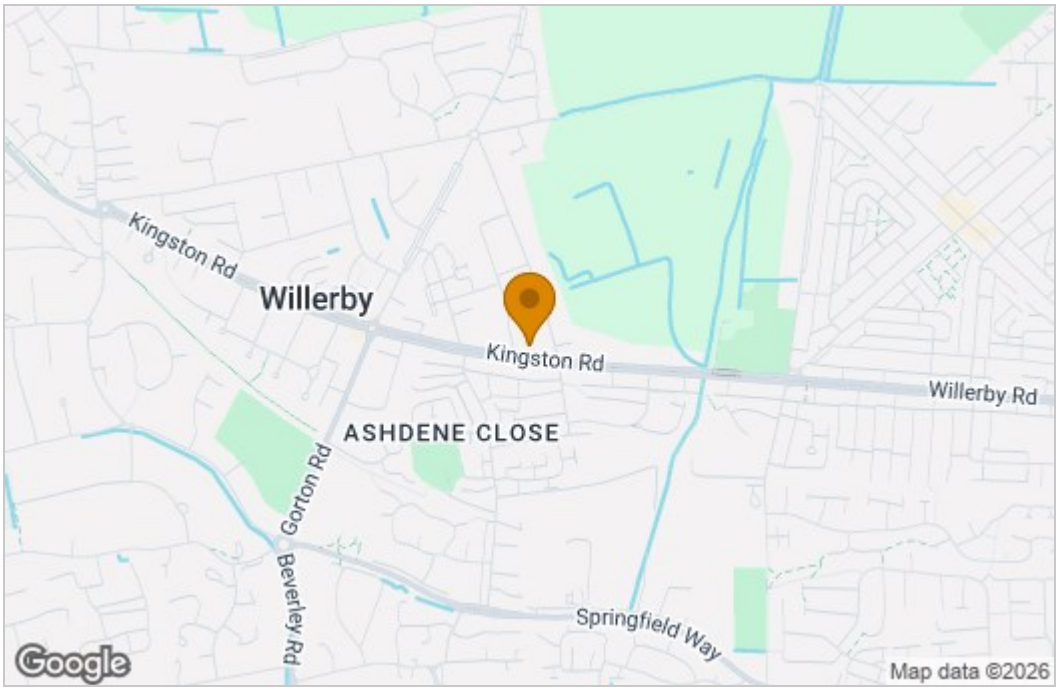
Whitakers Estate Agent Declaration
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

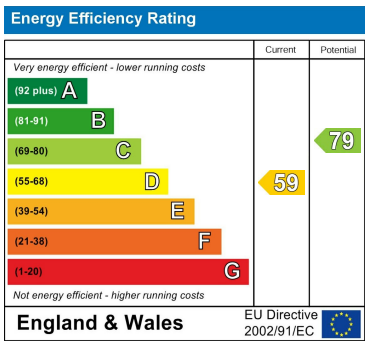
Total floor area: 108.0 sq.m. (1,162 sq.ft.)

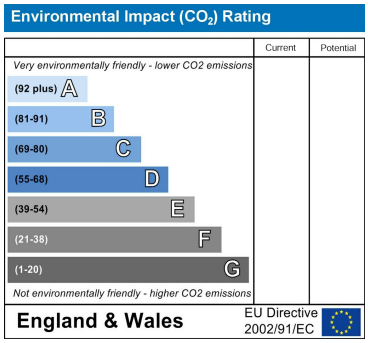
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph





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