

# Whitakers

Estate Agents



## Primrose Villa Main Street

, Willerby, HU10 6DA

£465,000





# Primrose Villa Main Street

, Willerby, HU10 6DA

£465,000



## The Accommodation Comprises

### Ground Floor

#### Entrance Porch

Upvc double glazed windows and double doors. Leads to:

#### Hallway

Stained glass window and entrance door, central heating radiator, under stairs storage cupboard, laminate flooring, coved ceiling and a picture rail, ornate staircase to landing off.

#### Cloakroom / W.C.

Low flush WC, wash basin, partially tiled walls and tiled floor, extractor fan.

#### Lounge

16'3" x 12'10" Max (4.95 x 3.91 Max)

Upvc double glazed bay window, central heating radiator, cast iron fireplace with an open grate and a tiled hearth, coved ceiling and a picture rail. Double doors lead to the conservatory.

#### Sitting Room

16'2" x 12'11" Max (4.92 x 3.94 Max)

Upvc double glazed bay window, enclosed central heating radiator, Adam style fire surround with an open grate and tiled hearth, coved ceiling and picture rail.

#### Conservatory

11'10" x 11'8" Max (3.60 x 3.56 Max)

Upvc double glazed windows and double doors leading to the gardens, central heating radiator, tiled flooring.

#### Dining Area

18'4" x 7'4" (5.58 x 2.23)

Upvc double glazed window, double doors leading to

the conservatory, ceiling skylight, downlighters and laminate flooring. Open plan to:

#### Kitchen

18'6" x 10'9" Max (5.63 x 3.28 Max)

Upvc double glazed window, a range of base wall and drawer units, fitted work surfaces and an island unit, tiled splash backs, single drainer sink unit, gas cooking point, coved ceiling and downlighters.

#### Utility Room

10'11" x 5'10" Max (3.33 x 1.77 Max)

Rear entrance door, fitted units and worktops, plumbed for an automatic washing machine and a storage cupboard.

### First Floor Accommodation

#### Landing

Upvc double glazed window, central heating radiator.

#### Principle Bedroom

16'3" x 12'11" Max (4.95 x 3.94 Max)

Upvc double glazed bay window, central heating radiator, picture rail and uplighters. Leads to:

#### En-Suite And Dressing Room

13'3" x 9'11" Max (4.04 x 3.02 Max)

Upvc double glazed window, central heating radiator, a range of fitted wardrobes, downlighters and an en suite area which is fitted with a three piece suite comprising shower cubicle, bespoke wash basin and a low flush WC.

#### Bedroom Two

16'2" x 13'1" Max (4.94 x 4.00 Max)

Upvc double glazed bay window to the front aspect and a further Upvc double glazed window to the rear elevation, central heating radiator, picture rail, downlighters and fitted wardrobes.

Tel: 01482 657657

### Bedroom Three

11'1" x 10'8" (3.38 x 3.26)

Upvc double glazed window, central heating radiator, coved ceiling and access to the roof void.

### Bathroom

Upvc double glazed window, towel rail central heating radiator, fully tiled and fitted with a full suite comprising free standing bath with a hand held mixer shower, shower cubicle, wash stand style basin and a low flush WC, downlighters, extractor fan and tiled flooring.

### Gardens

The property enjoys an elevated position and has generous sized gardens with a number of seating areas, established borders and perimeter fencing. A block paved parking area is located to the side of the property.

### 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

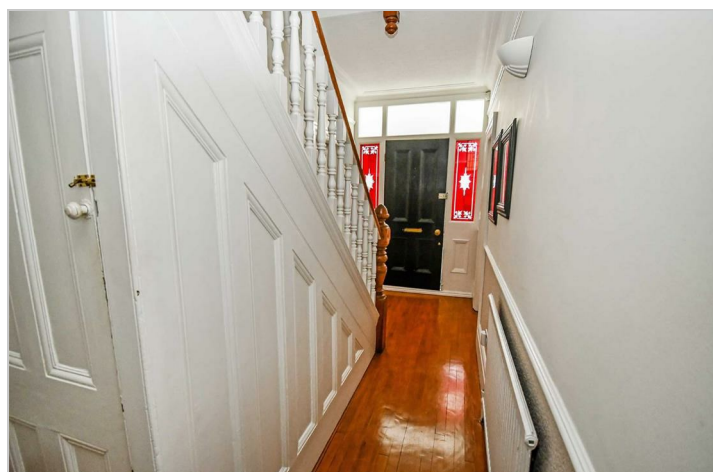
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate 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.

### 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.





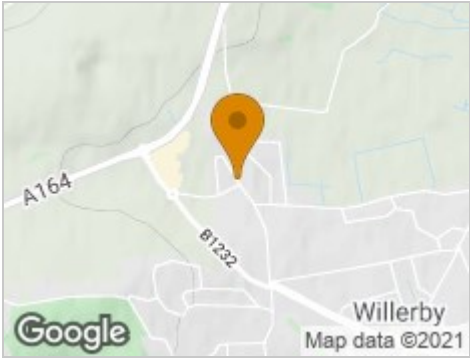
Road Map



Hybrid Map



Terrain Map



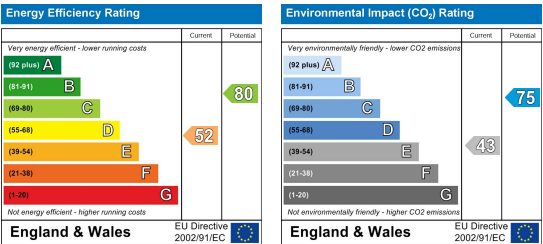
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.