

# Whitakers

Estate Agents



**267 Kingston Road, Willerby, HU10 6PN**

**£330,000**

Whitakers Estate Agents are pleased to present this immaculate semi-detached house which has been the subject of much renovation and improvement by its current owner to allow ample and contemporary living space across both floors.

The property is established on the sought after Kingston Road in Willerby - a location well served by a host of local shops, and amenities with leisure facilities close at hand, namely the Haltemprice Leisure Centre with accompanying playing fields. Highly accessible transport links also provide multiple routes to the Hull City center and surrounding villages.

The accommodation briefly comprises entrance hall incorporating a cloakroom with under stairs storage, spacious lounge with bay window to the front aspect and open plan kitchen / dining room with bifold doors opening to the rear garden on the ground level.

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

Externally there is a block paved front garden with an area laid to with slate chipping and ample space for off-street parking. Wooden double gates open to the side passage and generously sized rear garden – mainly laid to lawn with patio seating areas and fencing to the surround. The residence also benefits from having a large garage with connection to lighting / power and accessed via an electric roller shutter door.

The accommodation comprises



Ground floor

Entrance hall



Composite entrance hall, central heating radiator and laminate flooring. Leading to:

Cloakroom

UPC double glazed window, understairs storage, laminate flooring and furnished with a two-piece suite comprising wash basin with mixer tap and low flush W.C.

Lounge 15'1" x 11'10" maximum (4.61 x 3.61 maximum )



UPVC double glazed bay window, central heating radiator, contemporary Bioethanol fire and carpeted flooring.

Kitchen / dining room 23'1" x 18'11" (7.04 x 5.77 )



UPVC double glazed bifold doors to the rear garden, UPVC double glazed window, two roof windows, central heating radiator, laminate flooring ad fitted with a range of floor and eye level units, breakfast island with seating, contemporary worktop with upstand above, sink with mixer tap and integrated oven with hob above.

First floor

Landing

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

Bedroom one 15'8" x 11'11" maximum (4.78 x 3.64 maximum)



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

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



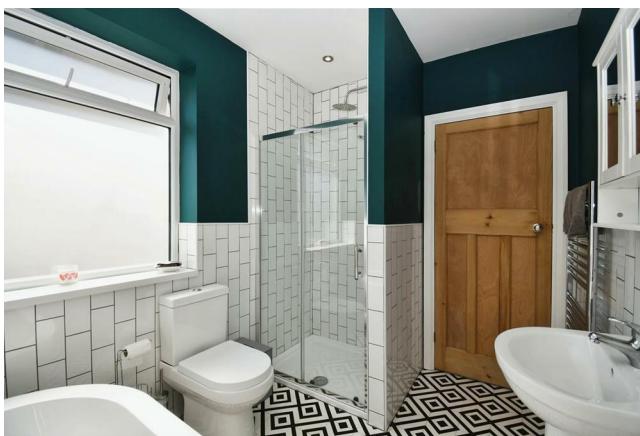
UPVC double glazed window, central heating radiator and carpeted flooring.

## Bedroom three 8'1" x 6'10" (2.47 x 2.10 )



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

## Bathroom



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

## External



Externally there is a block paved front garden with an area laid to slate chipping and ample space for off-street parking. Wooden double gates open to the side passage and generously sized rear garden – mainly laid to lawn with patio seating areas and fencing to the surround. The residence also benefits from having a large garage with connection to lighting / power and accessed via an electric roller shutter door.

## 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 - No risk

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

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## 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

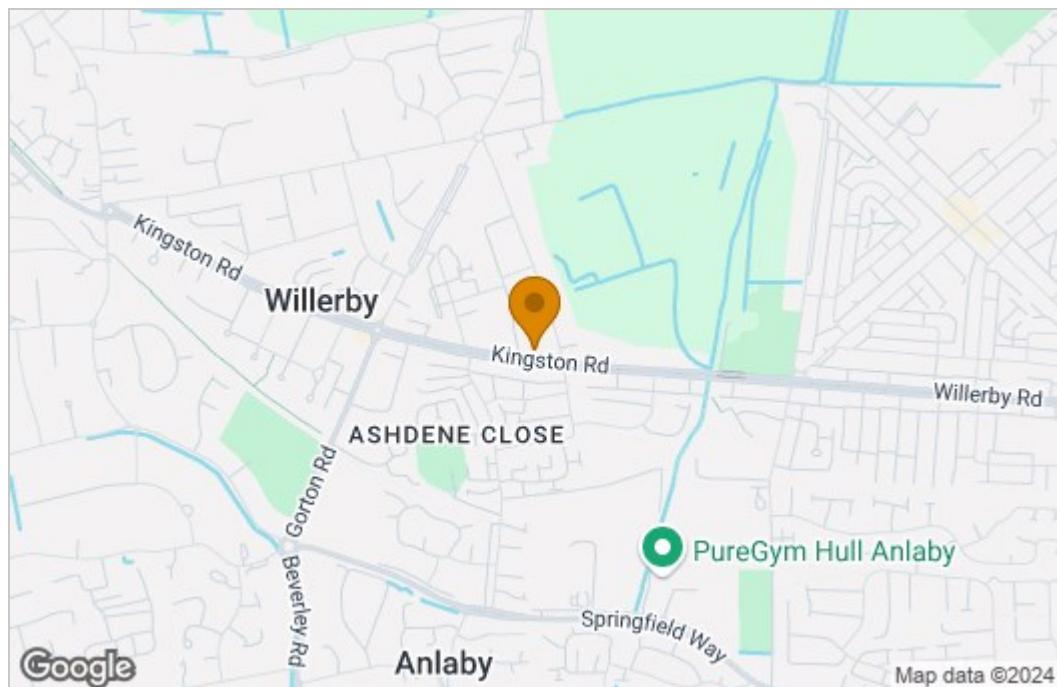
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## Floor Plan

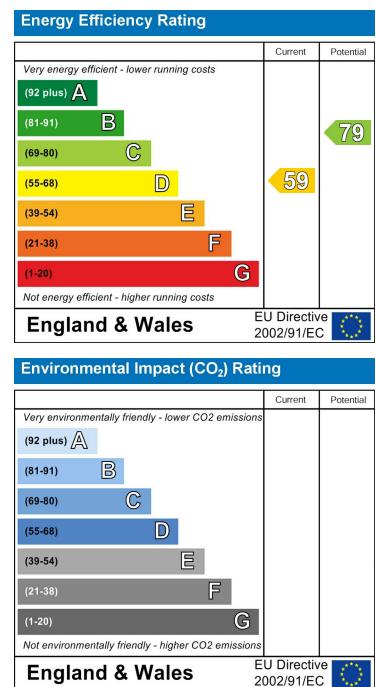


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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