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Limb
MOVING HOME



96 Wolfreton Lane, Willerby, East Yorkshire, HU10 6PT

- 📍 Extended Semi-Detached
- 📍 Tree Lined Location
- 📍 Open Plan Living Kitchen
- 📍 Council Tax Band = C

- 📍 Three Double Bedrooms
- 📍 Three Bath/Shower Rooms
- 📍 Lovely Rear Garden
- 📍 Freehold / EPC =

£420,000

INTRODUCTION

Occupying a desirable position along one of the area's most attractive tree-lined streets, this beautifully presented and thoughtfully extended semi-detached home offers a superb blend of contemporary living space, versatile accommodation and delightful gardens, making it an excellent choice for modern family life.

The property has been enhanced to create a stylish and highly functional layout centred around an impressive open-plan living kitchen. Fitted with a central island and complemented by bi-folding doors opening onto the rear garden, this wonderful space provides the ideal environment for both everyday family living and entertaining. A welcoming lounge offers a more formal reception space, whilst the practical additions of a utility room, ground floor shower room and garden room further enhance the versatility of the accommodation.

One of the property's most distinctive features is its unique bedroom arrangement. A staircase from the garden room leads to a generous double bedroom with fitted wardrobes and an en-suite bathroom, creating an ideal principal suite, guest accommodation or private space for a teenager. A second staircase rises from the entrance hallway and serves two further double bedrooms, both benefiting from fitted wardrobes, together with a stylish modern family bathroom.

Externally, the property enjoys attractive gardens to both the front and rear. A block-paved driveway provides off-street parking and leads to the integral store, whilst the rear garden has been thoughtfully designed to provide a variety of spaces for relaxing, entertaining and making the most of the afternoon and evening sunshine. The garden features a patio adjoining the property, a well-maintained lawn framed by established shrub borders and a further patio area perfectly positioned to capture the afternoon and evening sunshine. Beyond, a decked seating area and summerhouse provide additional versatility and appeal.

Combining character, flexibility and contemporary styling in equal measure, this impressive home offers a rare opportunity to acquire a property that stands apart from the ordinary in both design and presentation.

LOCATION

Wolfreton Lane is a desirable tree-lined street scene which runs between Kingston Road and The Parkway/Carr Lane. Willerby is an established and highly popular location in the heart of the West Hull landscape. Together with the neighbouring villages of Kirk Ella and Anlaby, Willerby provides an ideal environment for those seeking a high standard of living with an array of amenities and facilities on the doorstep.

A wide selection of local services and leisure facilities ensures that residents have everything they need within easy reach. The village is home to a variety of shopping options, including the prominent Waitrose supermarket and the Willerby Shopping Park. For dining and socialising, there are several traditional pubs and contemporary restaurants. The area is also well-equipped for health and wellness, with a variety of fitness and spa facilities available nearby.

The village is served by well-regarded primary schools such as Willerby Carr Lane Primary, which feeds into Wolfreton School and Sixth Form College. Furthermore, the proximity to independent options like Tranby School and Hymers College, ensures that educational needs are catered for at every level.

Willerby provides easy regional connectivity for both commuters and leisure travellers. It facilitates easy travel to Hull city centre, Beverley to the north and the A63/M62 corridor. Bus routes and nearby rail links at Hull, Hessle or Brough further enhance the village's accessibility.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5 miles
- Beverley (Historic Market Town): Approx. 7 miles
- York: Approx. 36 miles
- Leeds: Approx. 55 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor.



LOUNGE

With feature fire surround housing a living flame gas fire. Window to the front elevation. Karndean flooring.



