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**Limb**  
MOVING HOME



*43 Oaklands Drive, Willerby, East Yorkshire, HU10 6BJ*

- 📍 Detached Family Home
- 📍 Immaculately Presented
- 📍 4 Beds / 2 Baths
- 📍 Council Tax Band = E
- 📍 Open Plan Kitchen / Dining
- 📍 Double Garage & Substantial Drive
- 📍 Westerly Rear Garden
- 📍 Freehold / EPC = C

**£369,950**

## INTRODUCTION

This impressive detached family home offers an excellent array of immaculately presented accommodation, situated on a generous plot with a double garage and extensive parking.

The ground floor features a welcoming entrance hallway and cloaks/W.C., leading into a bright, dual-aspect lounge and a versatile open-plan dining and sitting area that flows into the modern kitchen. A practical utility room completes the ground floor layout. Upstairs, the property boasts four well proportioned bedrooms—three with fitted wardrobes—including a master en-suite and a stylish family bathroom.

Externally, the property is fronted by an extensive gravelled parking forecourt, with side gates leading to further secure parking and the detached double garage. The private rear garden enjoys a sought-after westerly aspect, featuring a lawn, gravelled borders, and a patio area, alongside two timber decks finished with artificial lawn for easy maintenance.

## LOCATION

Oaklands Drive is situated off Beverley Road, Willerby. 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 PORCH

With door to:

### ENTRANCE HALLWAY

With staircase leading up to the first floor.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin.



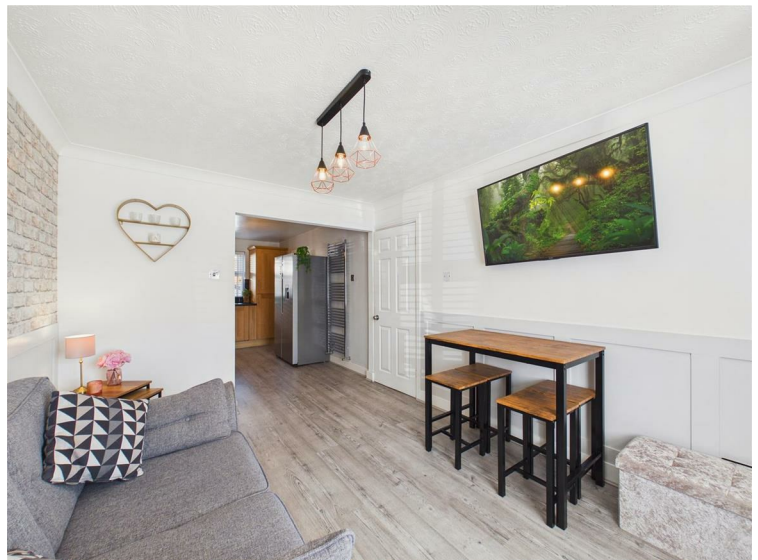
## LOUNGE

Enjoying a dual aspect with window to the front elevation and patio doors leading out to the rear garden. There is a feature fire surround housing an electric fire.



## DINING/SITTING ROOM

With window to the front elevation and opening through to the kitchen.



## KITCHEN

Having a range of solid oak shaker style units with contrasting worktops incorporating a sink and drainer with mixer tap, range style cooker with extractor above, integrated dishwasher. Window to rear.



## UTILITY ROOM

With fitted units with built in wine fridge. Plumbing for a washing machine and space for dryer. External access door to rear.

## FIRST FLOOR

## LANDING

With loft access hatch and large storage cupboard.

## BEDROOM 1

With fitted wardrobes and window to the front elevation.



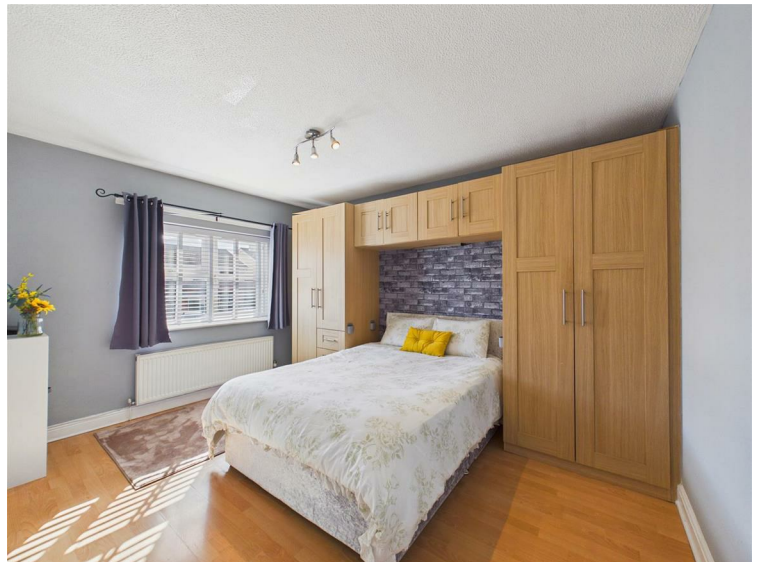
## EN-SUITE BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin atop a vanity unit, low flush W.C., heated towel rail, tiling to walls and floor, window to front.



## BEDROOM 2

With fitted wardrobes and overhead storage. Window to the front elevation.



## BEDROOM 3

With built in wardrobe and window to rear.



## BEDROOM 4

Window to rear.



## BATHROOM

Fully tiled bathroom suite featuring a bath with shower over and screen, wash hand basin and low flush W.C. Heated towel rail and window to rear.



## OUTSIDE

To the front, an extensive gravelled forecourt provides ample parking, with wrought iron gates opening to a further side driveway. This leads to a detached double garage featuring twin up-and-over doors, power, and light, along with a pull-down ladder to a fully boarded loft area for excellent additional storage.

The private rear garden enjoys a sought-after westerly aspect and has been thoughtfully landscaped for both relaxation and easy maintenance. It features a central lawn with attractive gravelled borders, a paved patio, and two timber decks finished with artificial lawn. The garden is fully enclosed by boundary fencing and includes two practical sheds for outdoor storage.





## REAR VIEW



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of uPVC double glazing.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

## *FIXTURES & FITTINGS*

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## *AGENTS NOTE*

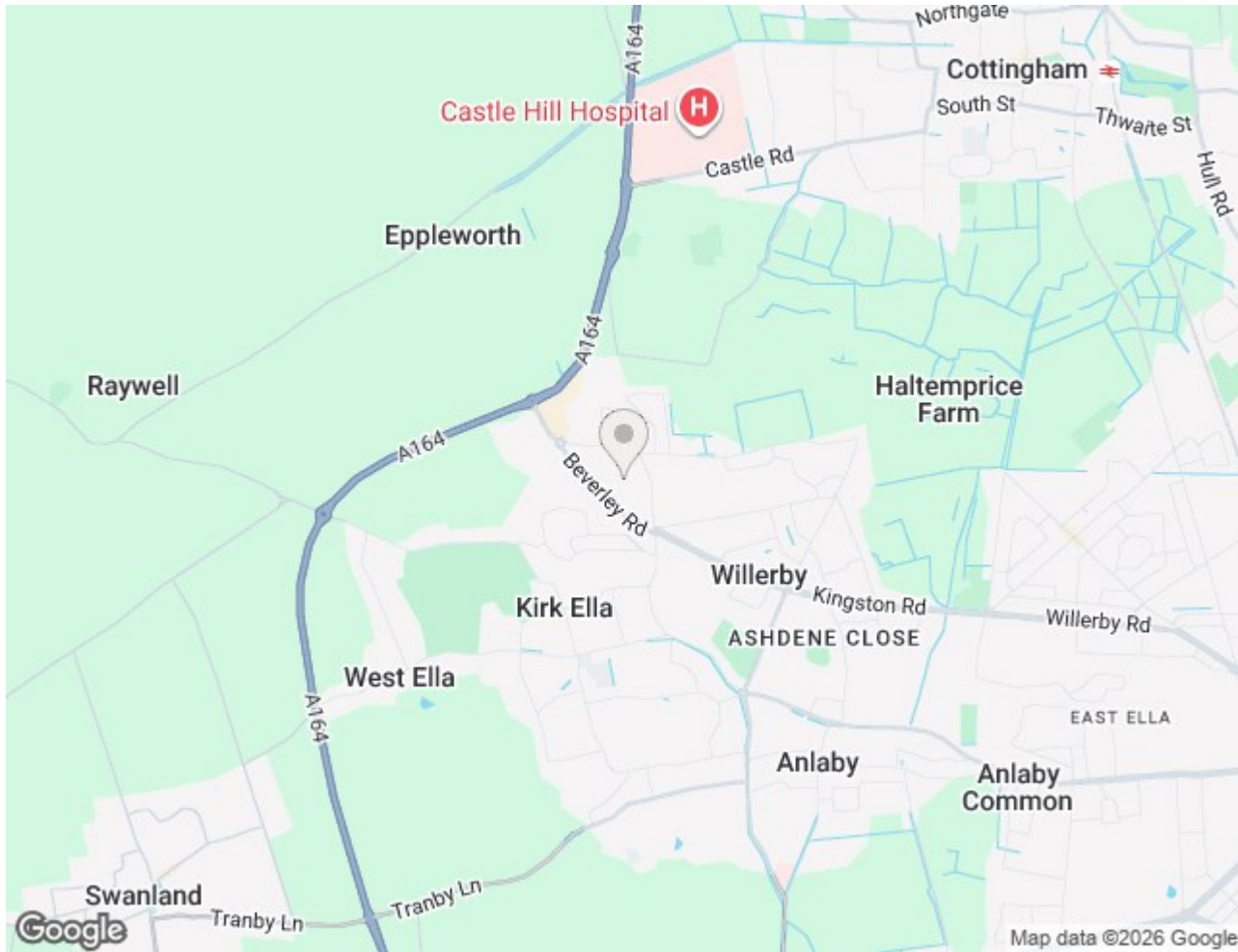
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

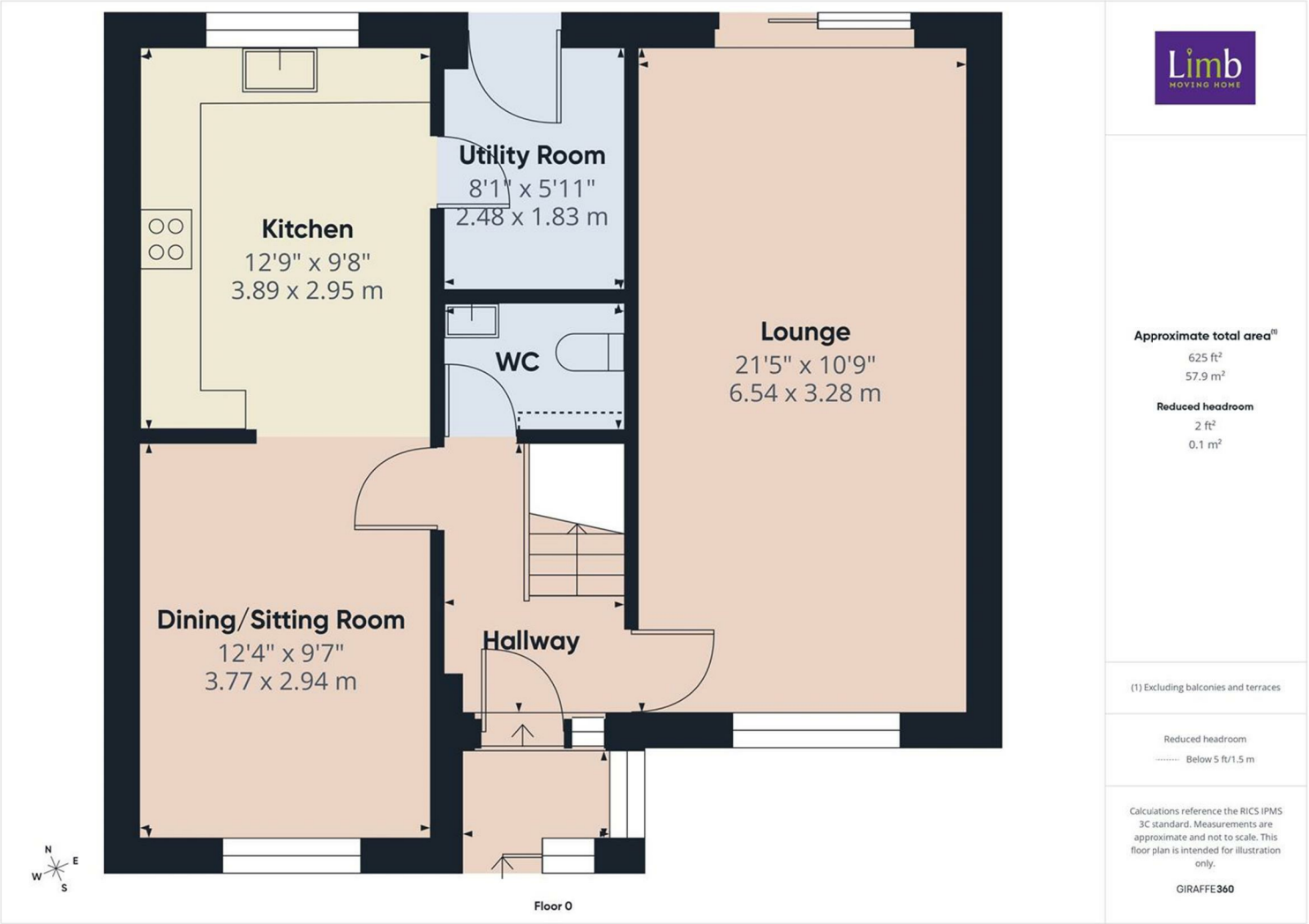
## *PERSONAL INTEREST DISCLAIMER*

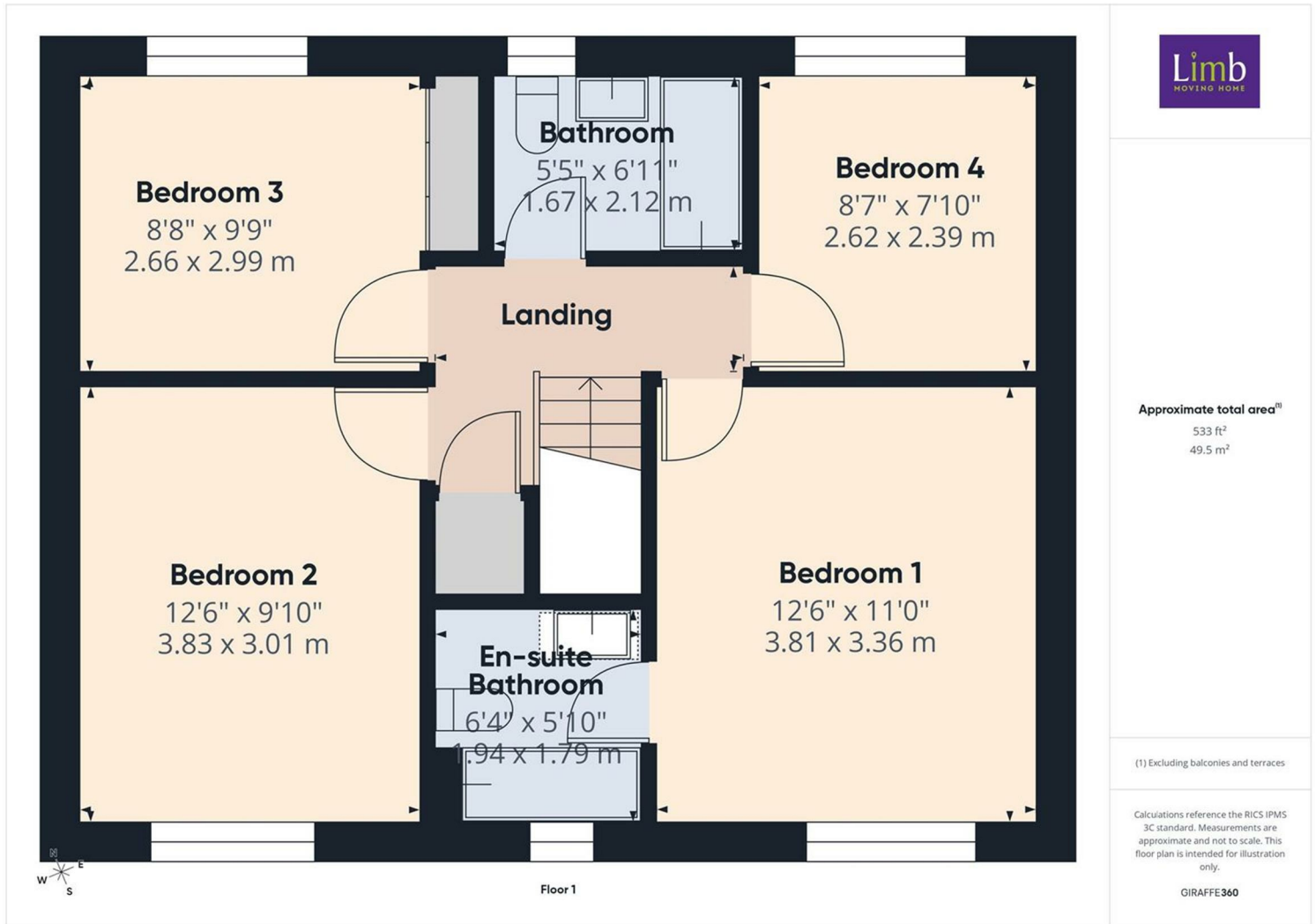
In accordance with Section 21 of the Estate Agents Act 1979 we hereby disclose there is a personal interest in the sale of this property in that the seller of the property is related to a Director of this company

## *PROPERTY TO SELL?*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

72

83

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                    | Potential                                                                           |
|-----------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                                                                                     |
| (92 plus) <b>A</b>                                              |                            |                                                                                     |
| (81-91) <b>B</b>                                                |                            |                                                                                     |
| (69-80) <b>C</b>                                                |                            |                                                                                     |
| (55-68) <b>D</b>                                                |                            |                                                                                     |
| (39-54) <b>E</b>                                                |                            |                                                                                     |
| (21-38) <b>F</b>                                                |                            |                                                                                     |
| (1-20) <b>G</b>                                                 |                            |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                     |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |