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Matthew
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MOVING HOME



18 Victoria Avenue, Willerby, East Yorkshire, HU10 6DD

- 📍 Semi Detached House
- 📍 Beautifully Appointed
- 📍 Three Bedrooms
- 📍 Two Reception Rooms

- 📍 Kitchen + Utility
- 📍 West Facing Garden
- 📍 Side Drive for Parking
- 📍 EPC = D

£245,000

INTRODUCTION

Viewing is a must of this beautifully appointed semi detached house which has been subject to considerable investment by the current owner. This lovely home has much appeal and provides well balanced accommodation which briefly comprises an entrance hallway, lounge with bay window having fitted shutters, dining room, stylish shaker style kitchen with integrated appliances, utility room, and W.C. At first floor are three good sized bedrooms served by a luxurious bathroom. Outside excellent parking is available upon the side drive and to the rear the good sized garden enjoys a westerly facing aspect.

LOCATION

Willerby is one of the area's most popular residential locations situated to the western side of Hull. The immediate village of Willerby, Kirk Ella and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed schooling. Willerby Shopping Park is within walking distance and a number of supermarkets are to be found nearby. The newly refurbished Haltemprice Sports Centre is easily accessible and the property is conveniently placed for Hull City Centre, The Humber Bridge, the nearby towns of Cottingham and Beverley in addition to convenient access towards the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs leading to the first floor off.

LOUNGE

11'8" x 11'6" approx (3.56m x 3.51m approx)
Plus deep bay window to the front elevation with contemporary shutters to the window. Wall mounted T.V point to chimney breast.



DINING ROOM

12'4" x 11'10" approx (3.76m x 3.61m approx)

Window to rear elevation, under stairs storage cupboard.



KITCHEN

13'5" x 8'0" approx (4.09m x 2.44m approx)

Having a beautiful range of shaker style fitted units, with work surfaces, sink and drainer and an integrated oven, four ring hob with extractor hood above, dishwasher and fridge freezer. Window to rear elevation.



UTILITY ROOM

With plumbing for an automatic washing machine, space for a further appliance, sink, door to rear.

W.C

With low level W.C.

FIRST FLOOR

LANDING

With an attractive glass and oak balustrade, access to roof void.



ALTERNATIVE VIEW



BEDROOM 1

11'6" x 12'11" approx (3.51m x 3.94m approx)

Upto face of fitted wardrobes which run to one wall, wall mounted T.V point to chimney breast, window to front elevation.



BEDROOM 2

10'5" x 7'10" approx (3.18m x 2.39m approx)
Window to rear.



BEDROOM 3

9'4" x 7'1" approx (2.84m x 2.16m approx)
Window to rear elevation.



BATHROOM

A superb bathroom featuring a bath with shower over and screen, low level W.C, wash hand basin in cabinet, tiled surround, heated towel rail, tiling to the floor.



OUTSIDE

The property is approached across a side drive which provides excellent parking facilities. The rear garden enjoys a westerly aspect and incorporates a large patio area with lawn beyond. There is fencing to the boundaries.



TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

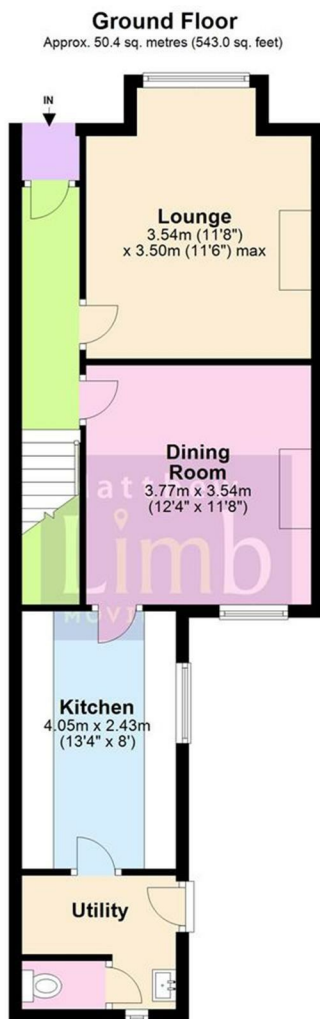
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VIEWING APPOINTMENT

TIMEDAY/DATE


SELLERS NAME(S)





Total area: approx. 95.4 sq. metres (1027.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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