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Matthew
Limb
MOVING HOME



23 Hawthorne Avenue, Willerby, East Yorkshire, HU10 6JQ

- 📍 Detached Dormer Bungalow
- 📍 Versatile Accommodation
- 📍 Superb Rear Garden
- 📍 Council Tax Band = F
- 📍 Modern Kitchen
- 📍 Three Beds/Two Baths
- 📍 Drive & Garage
- 📍 Freehold / EPC = D

£425,000

INTRODUCTION

This detached dormer bungalow must be viewed to appreciate the generously proportioned and versatile accommodation which is complemented by a superb rear garden. The property has the benefit of gas central heating, uPVC double glazing and briefly comprises an entrance hall with wood panelling, sitting room with bay window, spacious lounge with doors opening out to the rear garden, dining room and modern kitchen with Miele appliances. There is a bedroom and bathroom to the ground floor with a further two bedrooms and en-suite shower room to the first floor.

To the front of the property is a block set driveway providing excellent off street parking with twin driveway access. Automated gates open to the side drive and rear garden. There is also an integral garage with automated door. The large rear garden is a particular feature with many areas of interest. There is a patio area with shaped lawn beyond and a path leading down to the a further garden area with pond and gravelled terrace.

LOCATION

Hawthorne Avenue is accessed off Kingston Road, Carr Lane or Overton and is an established residential area. Willerby is one of the area's most popular locations to the western side of the city of Hull. The immediate villages of Willerby, Kirk Ella and Anlaby offer an extensive range of shops, recreational facilities and amenities which include Anlaby retail park where many named brands and supermarkets are situated. In addition there is well reputed public and private schooling nearby including Carr Lane primary school and Wolfreton secondary school. Haltemprice Sports Centre is easily accessible and the property is conveniently placed for Hull city centre, the Humber Bridge, the nearby town of Cottingham and the historic town of Beverley in addition to convenient access available to the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With wood panelled walls and Amtico flooring.



SITTING ROOM

13'0" x 12'11" approx (3.96m x 3.94m approx)

With window to side elevation and lovely bay window to front.



LOUNGE

26'1" x 12'0" approx (7.95m x 3.66m approx)

With built in bar area giving access to the utility room. Staircase leading to the first floor. Feature cast fireplace housing a living flame gas fire, double doors opening out to the rear garden.



BUILT IN BAR AREA



DINING ROOM

15'1" x 12'11" approx (4.60m x 3.94m approx)
Window to side elevation.



KITCHEN

10'11" x 9'4" approx (3.33m x 2.84m approx)

Having a range of contemporary base and wall units with granite worksurfaces, inset sink and drainer, tiled splashbacks, Miele appliances including an oven, combination microwave oven and induction hob with filter hood above. There is an integrated larder fridge plus a dishwasher. Window to rear and external access door to side.



BEDROOM 1

13'0" x 12'11" approx (3.96m x 3.94m approx)

With an extensive range of fitted furniture including wardrobes, drawers and dressing table plus a lovely window seat in the bay window to front.



BATHROOM / CLOAKROOM

19'8" x 9'1" (narrowing to 6'0") approx (5.99m x 2.77m (narrowing to 1.83m) approx)

Lovely space with fitted wardrobing and storage cupboards. The bathroom area has a large shower enclosure, bath with shower attachment and vanity units with granite worktop with wash hand basin and low flush W.C. Tiling to walls, Karndean flooring. Window to rear.



FIRST FLOOR

LANDING

With access to eaves storage.

BEDROOM 2

16'6" x 12'8" approx (measurements to extremes) (5.03m x 3.86m approx (measurements to extremes))
With fitted wardrobes and window to rear.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Velux style window to side.

BEDROOM 3

11'11" x 8'6" approx (3.63m x 2.59m approx)
With built in wardrobes and drawers. Window to front elevation.



OUTSIDE

To the front of the property is a block set driveway providing excellent off street parking with twin driveway access. Automated gates open to the side drive and rear garden. There is also an integral garage with automated door. The large rear garden is a particular feature with many areas of interest. There is a patio area with shaped lawn beyond and a path leading down to the a further garden area with pond and gravelled terrace.



REAR VIEW OF PROPERTY



PATIO



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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

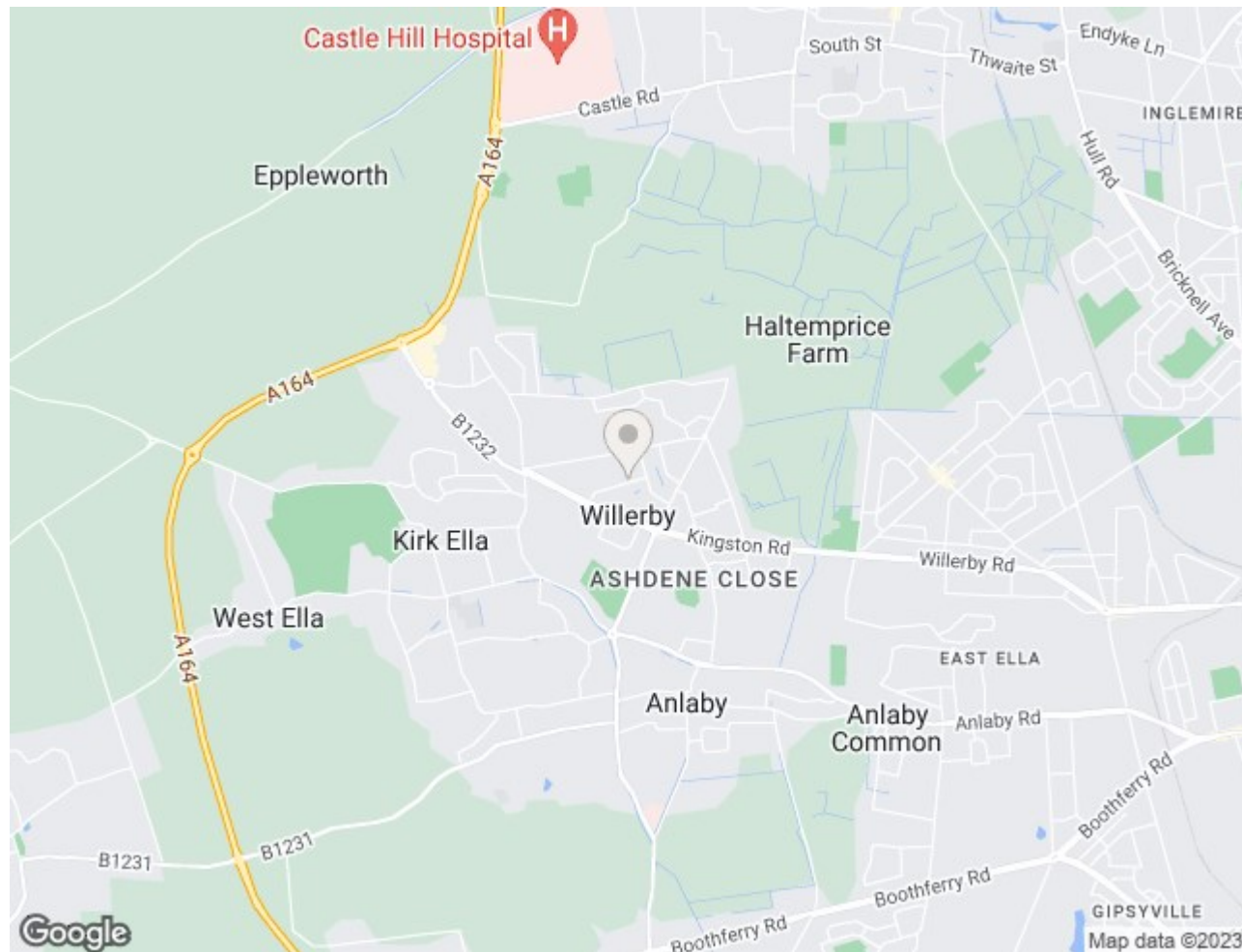
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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

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.



Ground Floor

Approx. 131.8 sq. metres (1419.0 sq. feet)




First Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



Total area: approx. 171.4 sq. metres (1844.4 sq. feet)

Energy Efficiency Rating

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

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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	