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Matthew
Limb
MOVING HOME



33 Kingston Road, Willerby, East Yorkshire, HU10 6AD

- 📍 Stunning Semi-Detached
- 📍 Four Double Bedrooms
- 📍 Generously Proportioned Rooms
- 📍 Converted Loft
- 📍 Superb Haker Kitchen
- 📍 Garden, Drive & Garage
- 📍 Council Tax Band = E
- 📍 Freehold / EPC = D

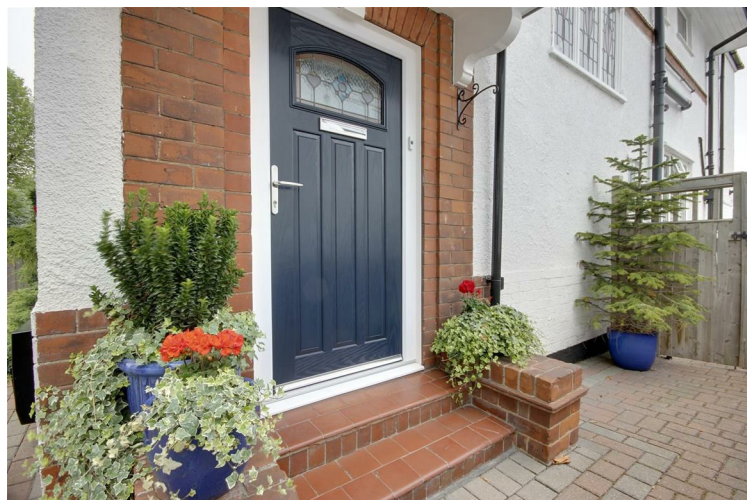
£435,000

INTRODUCTION

Viewing is strongly recommended of this simply stunning traditional bay fronted semi-detached house. The property has been updated and modernised by the current owners to create a fantastic family home and features include a grand entrance hall generously proportioned rooms and a contemporary Haker kitchen. The beautifully appointed accommodation has the benefit of gas central heating to radiators and majority double glazing and briefly comprises a grand entrance hall with turning staircase and feature stained glass window, cloaks/W.C., lounge, sitting/dining room with Nordpeis Bergen log burning stove and a stunning kitchen with breakfast area and doors leading out to the rear patio. Upon the first floor are four double bedrooms an a luxurious bathroom with walk in shower and roll top bath. A fixed staircase leads to the converted loft with fitted wardrobes and en-suite shower room.

A driveway extends to the front and side where wooden gates open through to the rear garden and garage. The lovely rear garden enjoys a patio area with lawn and attractive shrubbery beyond. To the rear of the garden is a pergola (the hot tub is available by separate negotiation).

In all, this property is one not to be missed!



LOCATION

The property is situated along Kingston Road, close to its junction with Willerby Square. The surrounding area of Willerby, Anlaby and Kirk Ella offers an excellent range of shops, recreational facilities and amenities including schooling at nearby Carr lane Primary School and Wolfreton Secondary school. Willerby Shopping Park is home to Waitrose supermarket and a variety of other shops and Anlaby Retail Park is also easily accessible. Haltemprice sports centre lies nearby and the property is conveniently placed for access to Hull City Centre, the Humber Bridge, the nearby towns of Cottingham and the historic market town of Beverley in addition to convenient access for the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

A grand space with turning staircase and panel effect walls.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Access to understairs storage.

LOUNGE

14'6" x 12'11" approx (4.42m x 3.94m approx)

With feature fire surround with slate hearth and backplate housing a living flame gas fire. Original stained flooring and bay window to the front elevation.



SITTING/DINING ROOM

22'7" x 12'11" approx (6.88m x 3.94m approx)

With feature chimney breast housing a Nordpeis Bergen log burning stove upon a slate hearth with solid oak mantle. French doors lead out to the garden from the dining area.



KITCHEN

20'10" x 10'1" approx (6.35m x 3.07m approx)

This sunning space has an open plan feel with a glass shelved opening to the sitting/dining room. The high end Haker kitchen is fitted with an extensive range of timeless shaker style units complemented by silestone worksurfaces and a host of integrated AEG appliances including a larder fridge, dishwasher and washing machine plus a Neff range cooker. There is an under counter sink unit, recycling bin storage, slate floor, breakfast bar and French doors opening out to the rear patio.



BREAKFAST AREA



FIRST FLOOR

LANDING

With staircase leading to the converted loft.



BEDROOM 1

14'4" x 13'0" approx (4.37m x 3.96m approx)

With fitted wardrobes and bay window to front elevation.



BEDROOM 2

15'0" x 10'6" approx (4.57m x 3.20m approx)

With bay window to rear elevation.



BEDROOM 3

11'1" x 11'0" approx (3.38m x 3.35m approx)
Measurements into bay window to rear.



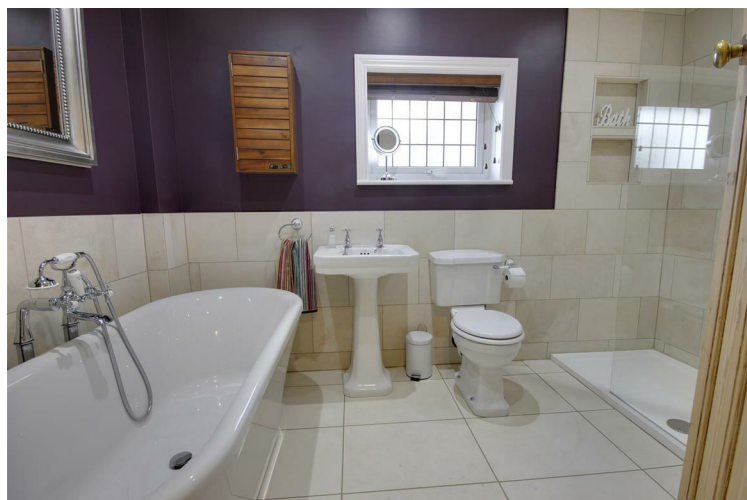
BEDROOM 4

9'11" x 9'1" approx (3.02m x 2.77m approx)
Window to front elevation.



BATHROOM

With luxurious suite comprising a free standing roll top bath, walk in shower, wash hand basin and low flush W.C. Heated towel rail, inset spot lights, tiled floor and window to side.



LOFT

19'2" x 16'7" approx (5.84m x 5.05m approx)

Measurements into fitted wardrobes. Velux windows to rear and side.



EN-SUITE

With shower enclosure and vanity unit with wash hand basin.

OUTSIDE

An extensive driveway extends to the front providing excellent off street parking and leads to the side where wooden gates open to the rear garden and garage. The lovely rear garden has a patio directly adjoining the property with steps down to the lawn beyond with attractive planted borders. There is a pergola to the rear of the garden (the hot tub is available by separate negotiation).



PATIO



PERGOLA

Hot tub available by separate negotiation.



REAR VIEW OF PROPERTY



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

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

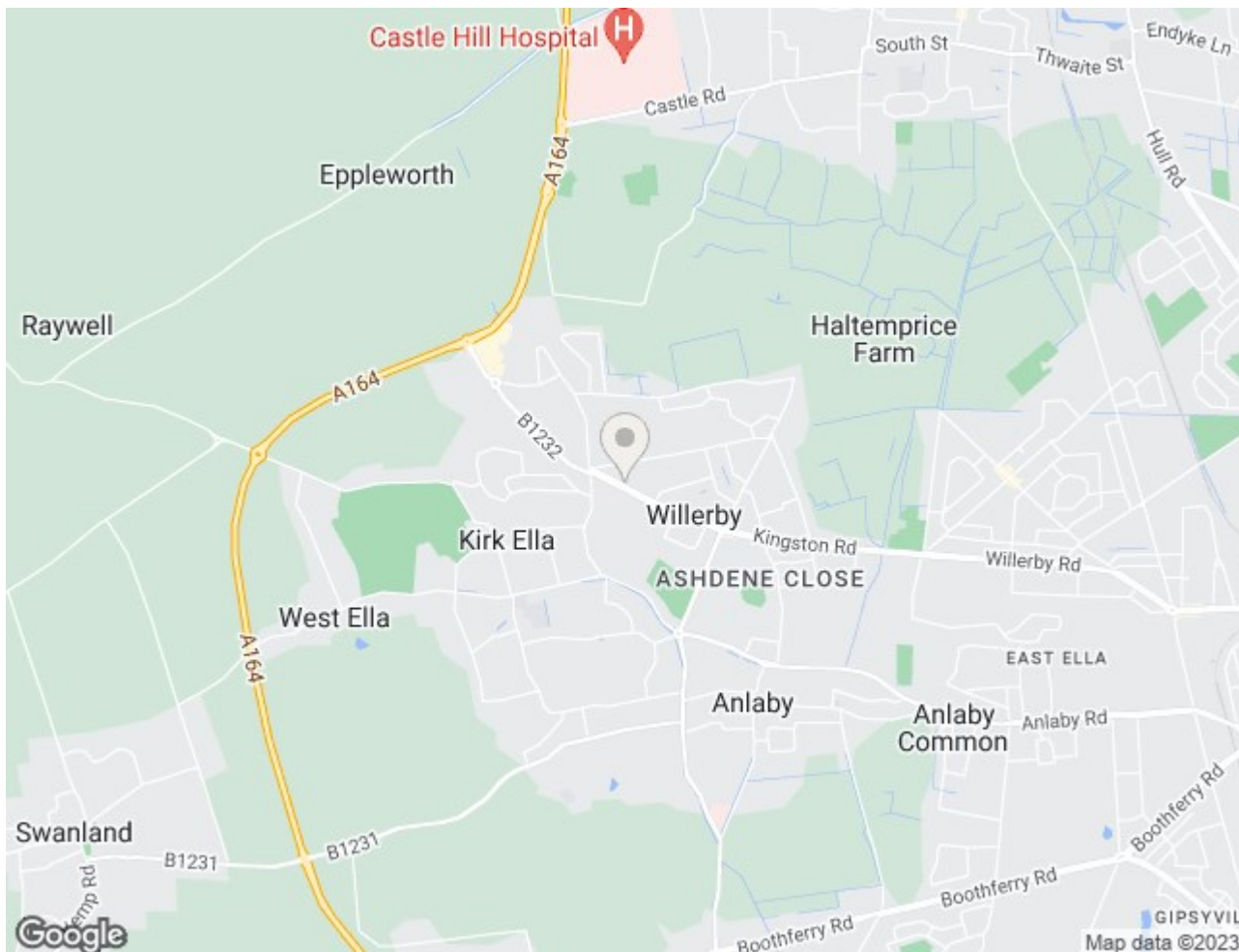
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



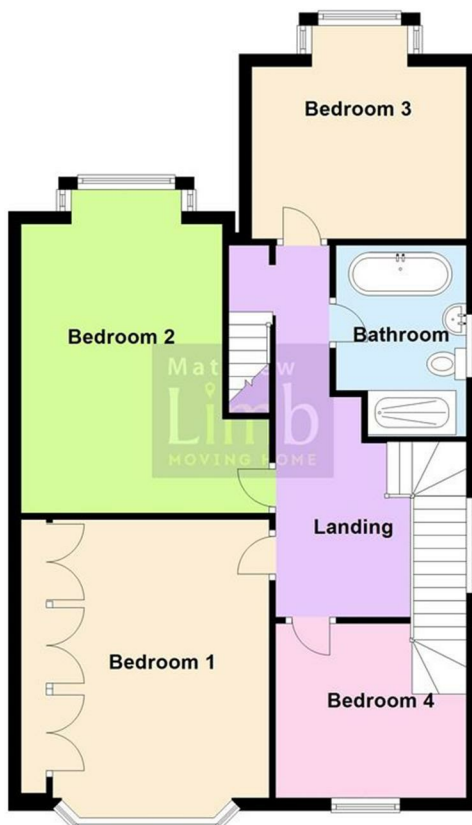
Ground Floor

Approx. 82.6 sq. metres (888.7 sq. feet)



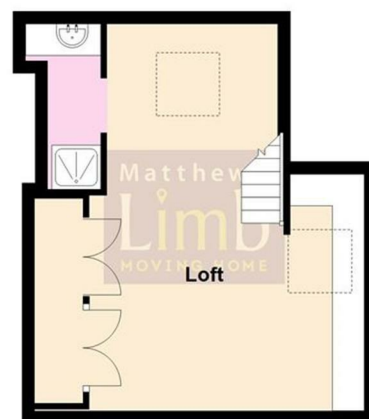
First Floor

Approx. 74.8 sq. metres (805.6 sq. feet)




Second Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 185.8 sq. metres (2000.1 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	

66

78

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	