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**Limb**  
MOVING HOME



*41 Derrymore Road, Willerby, East Yorkshire, HU10 6ET*

- 📍 Semi-Detached House
- 📍 Four Bedrooms
- 📍 Two Reception Rooms
- 📍 Council Tax Band = D

- 📍 Southerly Rear Garden
- 📍 Off Street Parking
- 📍 Offers Great Potential!
- 📍 Freehold / EPC = D

£280,000

## INTRODUCTION

This traditional bay fronted semi-detached house offers well planned family accommodation complemented by a southerly facing rear garden. The accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, lounge, dining room, kitchen, rear lobby and cloaks/W.C. plus a further reception room which was previously the garage. Upon the first floor are four bedrooms, bathroom with separate shower and a W.C. While the property does require some cosmetic updating, this is a great opportunity to create a home to your own taste. The property has the benefit of gas central heating and double glazing.

To the front of the property is a block paved driveway providing off street parking. The rear garden enjoys a southerly aspect and is lawned with a patio area.

## LOCATION

Derrymore Road is a particularly attractive street scene situated off Well Lane close to its junction with Main Street. 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 staircase leading to the first floor with cupboard under.



## LOUNGE

12'10" x 11'11" approx (3.91m x 3.63m approx)

With feature fire surround housing a coal effect gas fire. Bay window to the front elevation.



## DINING ROOM

14'8" x 11'10" approx (4.47m x 3.61m approx)

Window and external access door to rear.



## KITCHEN

12'10" x 10'11" approx (3.91m x 3.33m approx)

With fitted base and wall units, laminate worksurfaces, one and a half bowl sink and drainer, double oven, five ring gas hob with filter above, plumbing for a washing machine, window to rear.



## RECEPTION ROOM

14'1" x 7'7" approx (4.29m x 2.31m approx)  
 Formerly the garage. There is a window to the side.

## REAR LOBBY

With external access door to side.

## W.C.

With low flush W.C.

## FIRST FLOOR

### LANDING

#### BEDROOM 1

11'11" x 11'11" approx (3.63m x 3.63m approx)  
 With fitted wardrobes and bay window to the front elevation.



#### BEDROOM 2

12'8" x 11'11" approx (3.86m x 3.63m approx)  
 With fitted wardrobes, vanity sink and window to rear.



### BEDROOM 3

14'1" x 7'9" approx (4.29m x 2.36m approx)

Window to front.

### BEDROOM 4

8'3" x 6'11" approx (2.51m x 2.11m approx)

Window to front.

### BATHROOM

With suite comprising a corner bath, walk in shower and vanity unit with wash hand basin. Tiling to walls, window to rear.



### W.C.

Low flush W.C. and window to rear.

## OUTSIDE

To the front of the property is a block paved driveway providing off street parking. The rear garden enjoys a southerly aspect and is lawned with a patio area.



## TENURE

Freehold

## COUNCIL TAX BAND

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

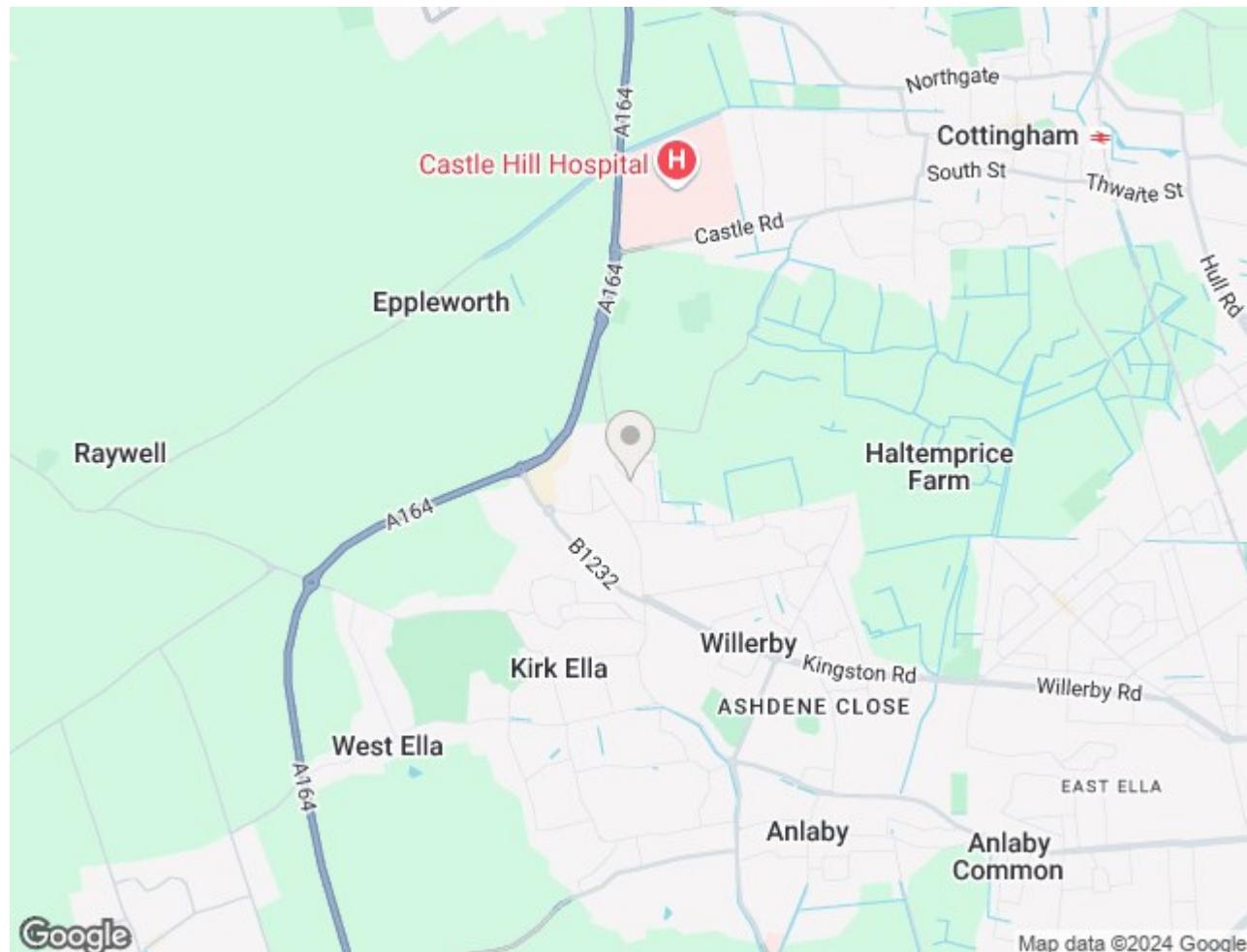
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

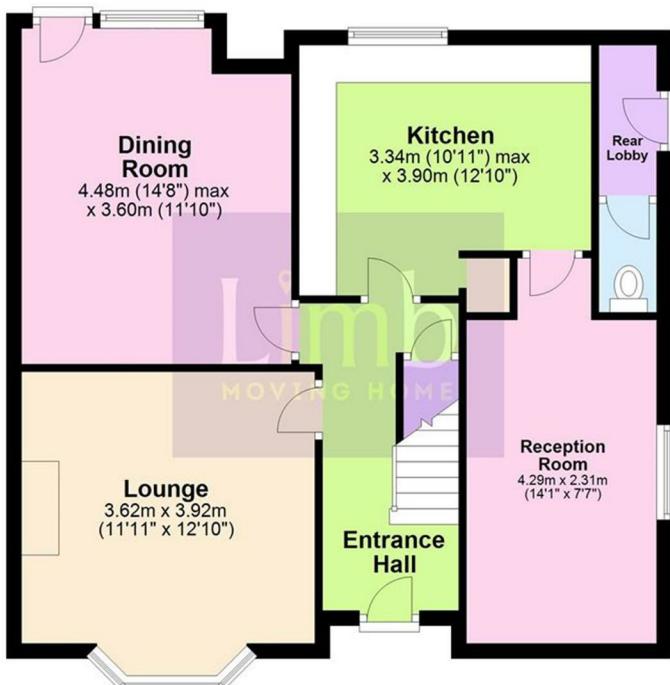
## VALUATION SERVICE

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. 66.1 sq. metres (711.6 sq. feet)


**First Floor**

Approx. 63.2 sq. metres (680.1 sq. feet)



Total area: approx. 129.3 sq. metres (1391.7 sq. feet)

