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Matthew
Limb
MOVING HOME



5 Kingsley Drive, Willerby, East Yorkshire, HU10 6BX

- 📍 Ready to Move Into
- 📍 Lovely Terraced House
- 📍 Lounge
- 📍 Open Plan Kitchen/Dining
- 📍 Three Bedrooms
- 📍 Beautiful Garden
- 📍 Garage & Parking
- 📍 EPC = D

£185,000

INTRODUCTION

Ready to move straight into is this lovely bay fronted terraced home which has a beautiful garden to the rear, garage and parking. Situated close to Willerby Square this attractive property could not be more convenient for the surrounding area's shops, schools and amenities. Viewing is strongly recommended to appreciate the appeal of this stunning house which briefly comprises an entrance hallway, lounge with bay window, dining area with sliding patio doors out to the rear and being open plan through to the fitted kitchen. At first floor are three bedrooms and bathroom. The accommodation has the benefit of gas fired central heating and uPVC double glazing. The beautiful rear garden incorporates a lawn, patio area, attractive borders and a large decked patio towards the bottom of the garden. A rear ten foot provides access to the garage and a parking apron.

LOCATION

Kingsley Drive is a small residential cul-de-sac situated off Main Street, close to Willerby Square. The surrounding area offers an excellent range of shops and amenities including the nearby Willerby Shopping Park which lies only a short distance away. Good schooling is also available for all ages and Haltemprice Community/Sports Centre is easily accessible. Convenient access is available to Hull City Centre, towards Beverley, Cottingham and The Humber Bridge together with the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With stairs to first floor off.

LOUNGE

11'2" x 12'8" approx (3.40m x 3.86m approx)

Measurements into bay window to front elevation.



DINING AREA

10'7" x 10'7" approx (3.23m x 3.23m approx)

With sliding patio doors opening out to rear patio. Cupboards to either side of chimney breast. This room is open plan in style to the kitchen.



KITCHEN

16'3" x 5'8" approx (4.95m x 1.73m approx)

Having an extensive range of sleek base and wall mounted units with work surfaces, integrated oven, hob with stainless steel splashback and extractor hood above, fridge freezer, dishwasher and washing machine. There is also a sink and drainer. A window overlooks the rear garden and a door leads out to the patio.



FIRST FLOOR

LANDING

BEDROOM 1

13'2" x 8'8" approx (4.01m x 2.64m approx)

Measurements up to fitted wardrobes with sliding mirrored fronts running to one wall. Window to front elevation.



BEDROOM 2

10'8" x 8'9" approx (3.25m x 2.67m approx)

Measurements up to fitted wardrobes running to one wall. Window to rear elevation.



BEDROOM 3

7' x 5'8" approx (2.13m x 1.73m approx)

Window to front elevation.



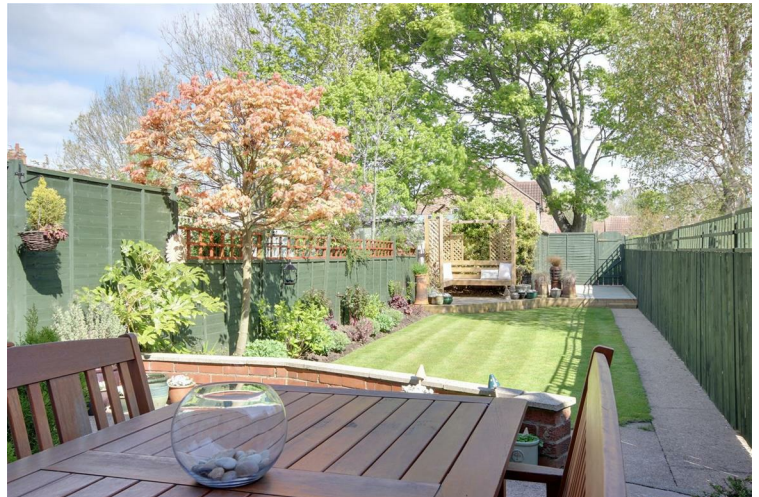
BATHROOM

With suite comprising bath with shower over, low level WC, wash hand basin, tiled surround.

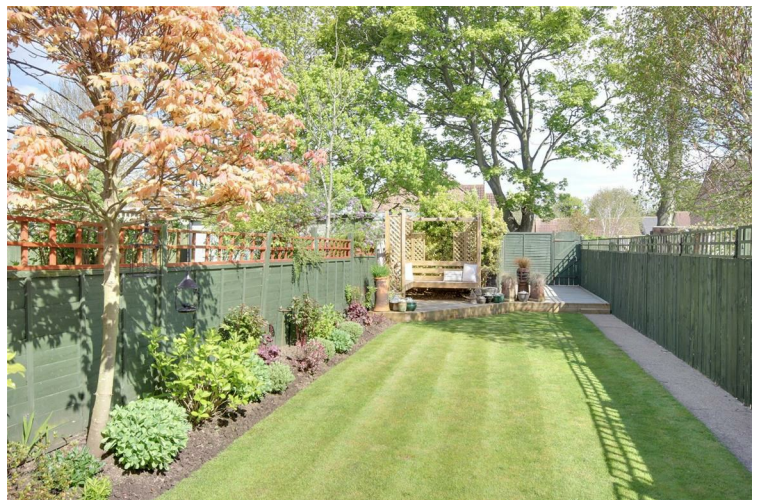


OUTSIDE

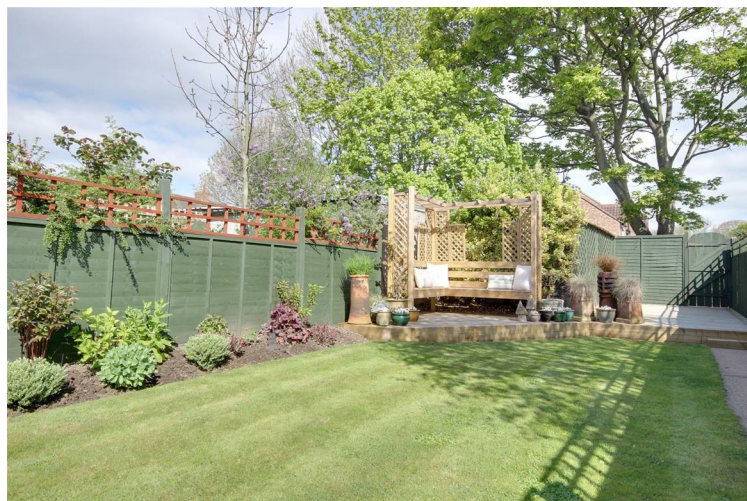
There is a wooden picket perimeter fence with gate opening to a path leading up to the front door. The front garden is laid to gravel. The rear garden is an absolute delight incorporating a patio area with lawned garden beyond complemented by attractive borders. There is a large decked patio in front of the garage which is accessed via a ten foot to the rear. There is also a parking apron in front of the garage.



REAR GARDEN



REAR GARDEN



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 B. 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.

STAMP DUTY LAND TAX

Purchase Price of Property

£0 - £125,000 0%
 £125,001 - £250,000 2%
 £250,001 - £925,000 5%
 £925,001 - £1,500,000 10%
 £1,500,001 and over 12%

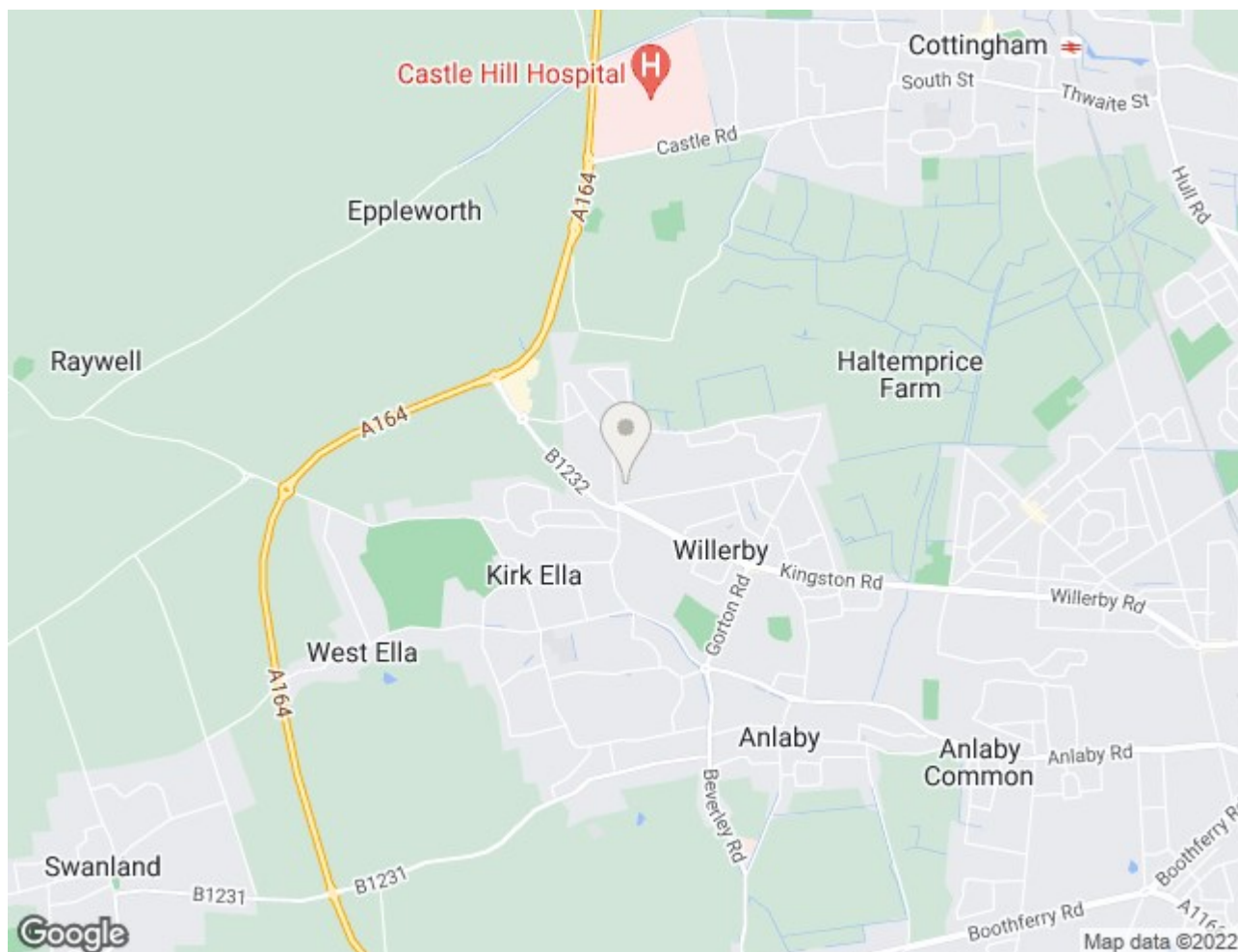
Rates Paid on the Part of the Property Price Within Each Tax Band

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

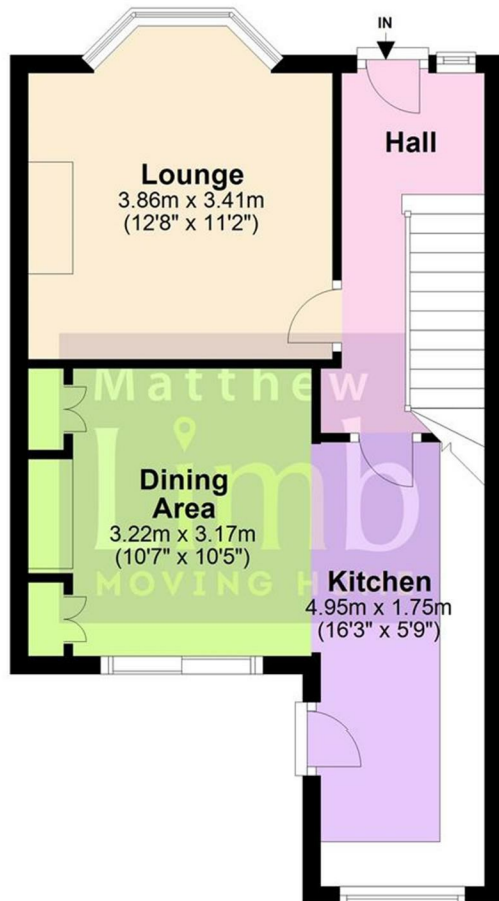
TIMEDAY/DATE

SELLERS NAME(S)



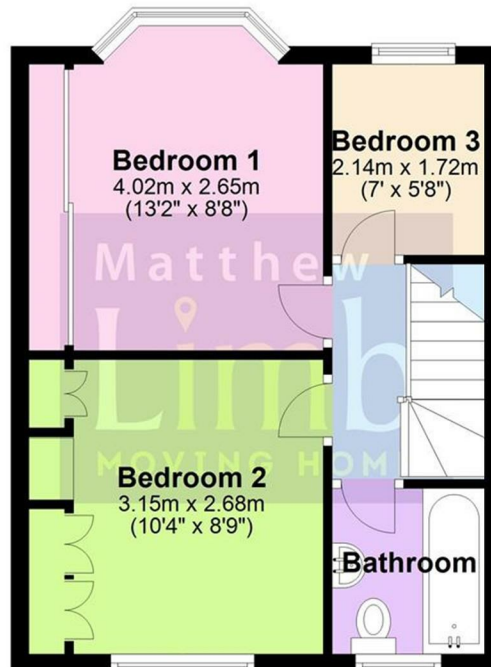
Ground Floor

Approx. 38.3 sq. metres (412.1 sq. feet)




First Floor

Approx. 34.0 sq. metres (365.6 sq. feet)



Total area: approx. 72.3 sq. metres (777.7 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	