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Matthew  
**Limb**  
MOVING HOME



*74 Carr Lane, Willerby, East Yorkshire, HU10 6JN*

- 📍 Fantastic Detached House
- 📍 Period Features
- 📍 Stunning Rear Garden
- 📍 Council Tax Band = E
- 📍 Four Beds/Two Baths
- 📍 Two Reception Rooms
- 📍 Driveway for Multiple Cars
- 📍 Freehold / EPC = D

**£395,000**

## INTRODUCTION

Occupying a good sized plot with beautiful south facing landscaped gardens is this appealing detached home. With generously proportioned accommodation and many period features including high ceilings and original floors, viewing is strongly recommended. The accommodation, which is depicted on the attached floorplan, has the benefit of majority double glazing, gas central heating and briefly comprises a spacious entrance hall with original floor and feature 'art deco' style bannister, lounge with bay, sitting/dining room, kitchen, cloaks/W.C. plus a ground floor bedroom with fitted wardrobes and en-suite. The turning staircase leads up to the spacious first floor landing area which provides access to the three double bedrooms. Bedroom one has the benefit of a walk in wardrobe and there is an en-suite shower in bedroom two. The family bathroom includes a bath and shower enclosure and there is a separate W.C..

To the front of the property is a block paved forecourt which provides excellent parking. Gates lead to both sides of the property and provide access to the rear. The beautifully landscaped rear garden enjoys a southerly aspect with a shaped lawn, patio and pond complemented by the many attractive plants and shrubs. There is a brick built store to the side plus a summerhouse and large shed to the rear. There is also a greenhouse.

## LOCATION

The popular residential area of Carr Lane runs between Willerby Square and the Parkway. 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 HALL

Spacious and welcoming with original oak flooring and oak banister with 'art deco' style spindles plus a feature circular window.



### LOUNGE

13'7" x 12'5" approx (4.14m x 3.78m approx)

With feature fire surround housing a living flame gas fire, original oak flooring, bay window to front and window to side.



### *SITTING/DINING ROOM*

12'0" x 11'11" approx (3.66m x 3.63m approx)

With feature fire surround housing an open fire, windows to side and French doors opening out to the rear garden.



### *KITCHEN*

16'4" x 10'7" approx (maximum) (4.98m x 3.23m approx (maximum))

Having a range of solid oak units with laminate worksurfaces, ceramic one and a half sink and drainer with mixer tap, oven, microwave, five ring gas hob with filter hood above, integrated dishwasher, plumbing for a washing machine and space for tumble dryer. There is a breakfast bar, tiled floor and windows to rear and side elevations.



### *REAR LOBBY*

With tiled floor and external access door to rear.

### *CLOAKS/W.C.*

With low flush W.C. and wash hand basin. Window to rear.

### *BEDROOM 4*

9'9" x 7'8" approx (2.97m x 2.34m approx)  
With fitted wardrobes and window to front.



### *EN-SUITE*

With wet room shower, wash hand basin and low flush W.C.



### *FIRST FLOOR*



## LANDING

Spacious landing area with window to front and airing cupboard.



## BEDROOM 1

12'5" x 12'5" approx (3.78m x 3.78m approx)  
Measurements including walk in wardrobe. Bay window to front and window to side.



## BEDROOM 2

12'7" x 9'0" approx (3.84m x 2.74m approx)  
Windows to side and rear.



### EN-SUITE

With shower enclosure and wash hand basin.



### BEDROOM 3

13'5" x 7'11" approx (4.09m x 2.41m approx)  
With fitted wardrobes and desk, window to front.



### BATHROOM

With suite comprising a slipper bath, shower enclosure and wash hand basin. Part tiling to walls, tiled floor, inset spot lights and window to rear.





### *W.C.*

With low flush W.C. and wash hand basin. Window to side.

### *OUTSIDE*

To the front of the property is a block paved forecourt which provides excellent parking. Gates lead to both sides of the property and provide access to the rear. The beautifully landscaped rear garden enjoys a southerly aspect with a shaped lawn, patio and pond complemented by the many attractive plants and shrubs. There is a brick built store to the side plus a summerhouse and large shed to the rear. There is also a greenhouse.



### *REAR VIEW OF PROPERTY*





## *SUMMERHOUSE, SHED & GREENHOUSE*



## *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. 65.9 sq. metres (709.0 sq. feet)




### First Floor

Approx. 64.5 sq. metres (693.8 sq. feet)



Total area: approx. 130.3 sq. metres (1402.8 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

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