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Limb
MOVING HOME



21 Oak Hill, Willerby, East Yorkshire, HU10 6DH

📍 Spacious Detached House

📍 5 beds/ 2 baths

📍 Lounge & Dining Room

📍 Council Tax Band = E

📍 Breakfast Kitchen

📍 Driveway & Garage

📍 No Onward Chain!

📍 Freehold / EPC = D

Offers In The Region Of £325,000

INTRODUCTION

Offered for sale with no onward chain, this substantial detached family home enjoys a prime position within a popular cul-de-sac and presents a wonderful opportunity to create your ideal living space. Offering generous accommodation with five good-sized bedrooms, a family bathroom, and an en-suite, the layout also comprises an entrance hall, cloaks/W.C., comfortable lounge, separate dining room, breakfast kitchen, and utility room. While offering scope for modernisation to the kitchens and bathrooms, the property also features an integral garage and off-street parking. The westerly facing rear garden, mainly laid to lawn with a brick wall perimeter, provides a sunny outdoor space

LOCATION

Oak Hill is an exclusive development of detached properties located at the northern end of Main Street in Willerby. Willerby is one of the areas most popular residential locations situated to the western side of Hull. The immediate villages of Willerby, Kirk Ella and Anlaby, offer an excellent range of shops, recreational facilities and amenities in addition to well reputed schooling for all ages. Willerby Shopping Park is within walking distance where a number of supermarkets are to be found. The newly refurbished Haltemprice Sports and Community Centre is easily accessible and the property is conveniently placed for access to Hull city centre, the Humber bridge and the nearby towns of Cottingham and Beverley. The area affords an excellent range of bars and restaurants. The property is also located upon a bus route.

ACCOMMODATION

The layout and room sizes are depicted on the attached floorplan.

Residential entrance door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor.

CLOAKS/W.C.

With low flush W.C. and wash hand basin.

LOUNGE

With bay window to the front elevation and feature fire surround with living flame gas fire.



DINING ROOM

With patio doors leading out to the rear garden.



BREAKFAST KITCHEN

Having a range of fitted base and wall units, laminate worktops incorporating a one and a half bowl sink and drainer with mixer tap, double oven, four ring gas hob with filter hood above, breakfast bar, tiled splashbacks and windows to rear.



UTILITY

With storage cupboard, laminate worktop, wall mounted gas central heating boiler and external access door to rear.

FIRST FLOOR

LANDING

With airing cupboard and loft access hatch.

BEDROOM 1

With built in wardrobes with mirrored sliding doors. Windows to the front elevation.



EN-SUITE SHOWER ROOM

With wet room style shower, wash hand basin and low flush W.C. Window to side.

BEDROOM 2

With built in wardrobes and window to rear.



BEDROOM 3

Window to front.



BEDROOM 4

Window to rear.



BEDROOM 5

With fitted desk and shelf. Window to rear.



BATHROOM

With suite comprising a bath with shower attachment, wash hand basin, low flush W.C. and bidet. Part tiling to walls, window to side.



OUTSIDE

The property occupies a cul-de-sac position with garden to front and single driveway leading to the integral garage. Notably, further parking space is conveniently situated directly across the tarmac access road, providing ease for visitors or multiple vehicles. The rear garden is mainly lawned with established shrubbery and brick wall boundary.



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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

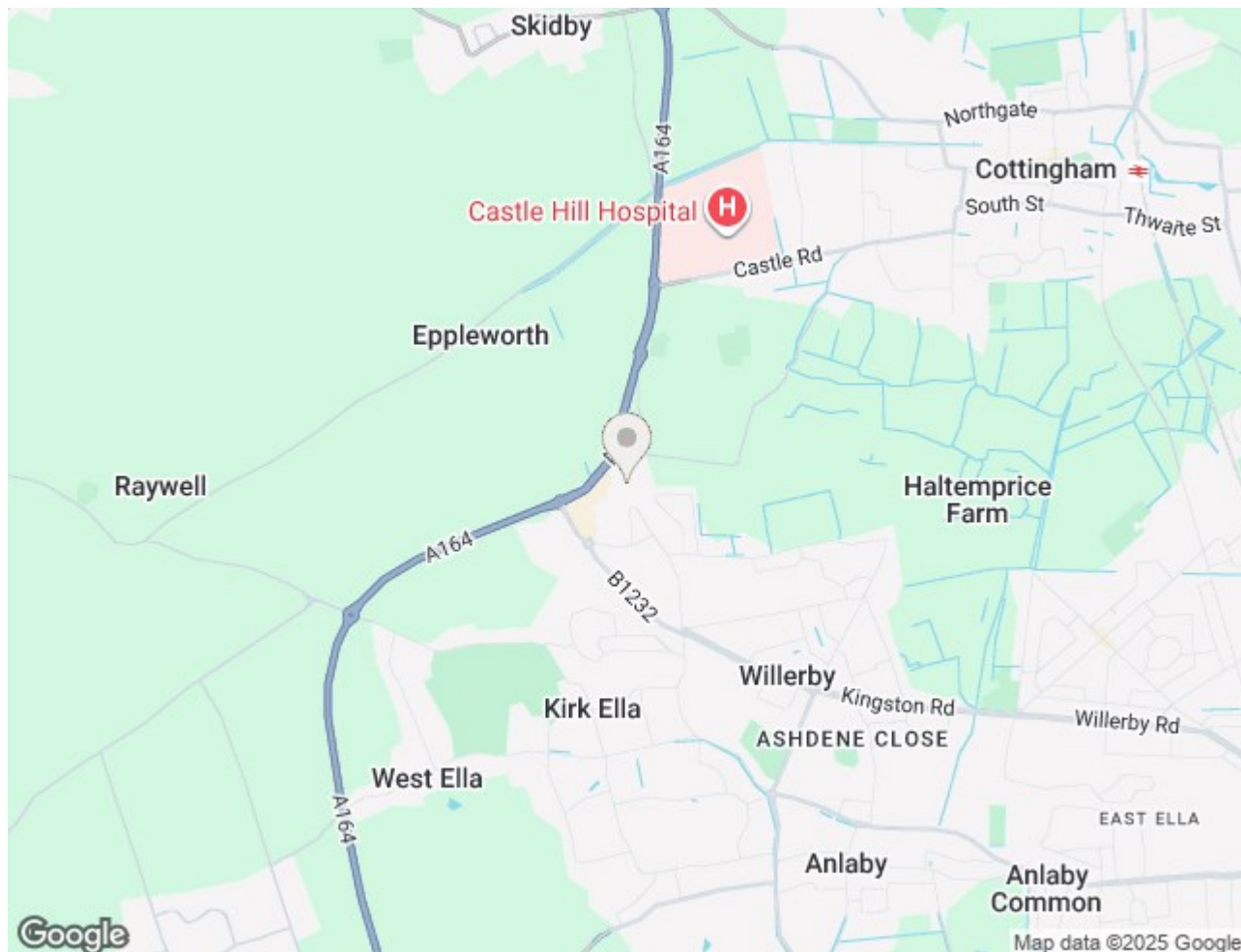
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Approximate total area^m
1622 ft²

Reduced headroom
1 ft²

(1) Excluding balconies and terraces


Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	