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Limb
MOVING HOME



11 Oaklands Drive, Willerby, East Yorkshire, HU10 6BJ

- 📍 Extended Detached House
- 📍 Excellent Family Accom.
- 📍 Three/Four Bedrooms
- 📍 Council Tax Band = E
- 📍 Two stylish Bathrooms
- 📍 Stunning Kitchen
- 📍 Garden, Drive & Garage
- 📍 Freehold / EPC = C

£370,000

INTRODUCTION

This superb family house provides expansive and flexible accommodation, extending to approximately 1,400 square feet internally. Benefitting from strategic extensions and remodelling, the layout includes a fantastic main bedroom (with potential to revert back to two bedrooms), a superb open plan dining kitchen, and two stylish bathrooms. A lounge and separate family/dining room plus an additional conservatory offer ample living areas. Externally, a block-paved driveway provides ample parking, leading to the significantly extended double tandem garage, which offers exceptional vehicle storage. The rear garden has been designed for ease of maintenance, featuring Indian stone paving and gravelled areas interspersed with attractive planting

LOCATION

Oaklands Drive is a residential cul-de-sac setting situated off Beverley Road between Willerby Square and Willerby Shopping Park. The surrounding area offers an excellent range of shops, amenities and recreational facilities in addition to well reputed schooling. Haltemprice Community and Sports Centre is easily accessible and immediate access is available to Hull city centre, Beverley, Cottingham, the Humber Bridge and the A63/M62 motorway network.

ACCOMMODATION

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

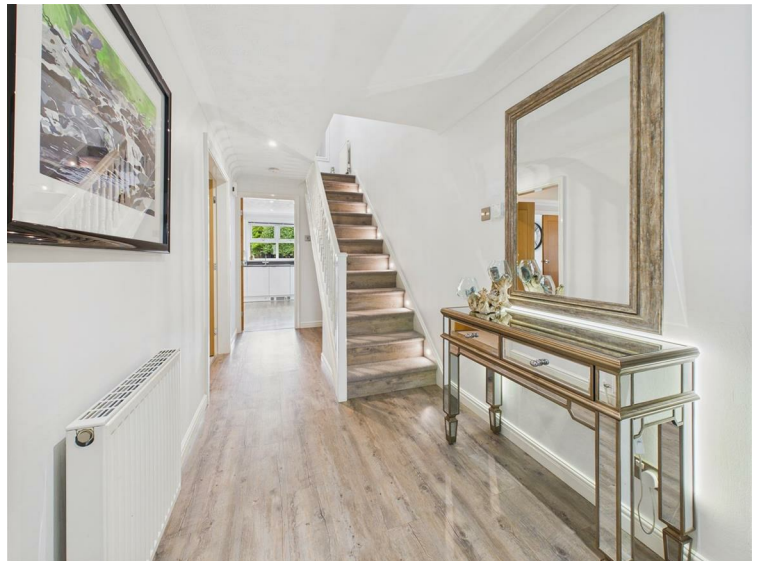
Residential entrance door to:

ENTRANCE PORCH

With door to:

ENTRANCE HALL

With staircase leading up to the first floor.



CLOAKS/W.C.

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



LOUNGE

With feature fire surround housing an electric fire. Bay window to the front elevation and window to side.



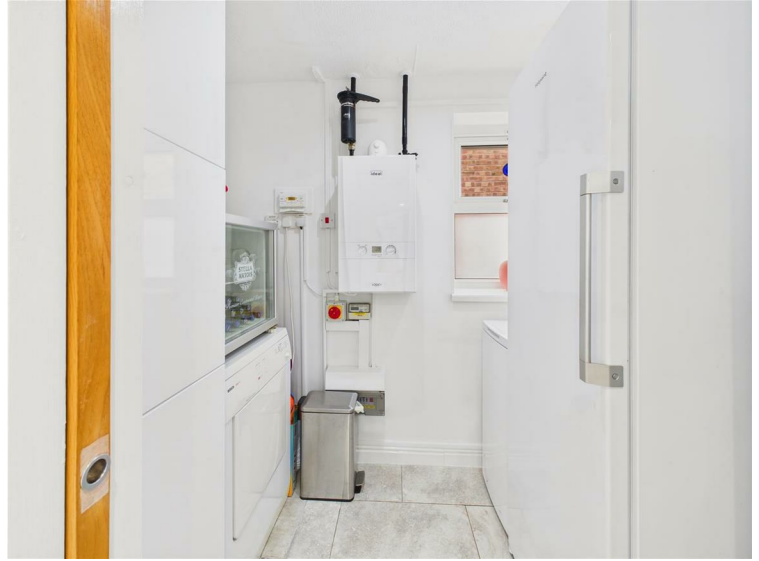
DINING KITCHEN

Having a range of stylish base and wall units with sleek worktops incorporating an undercounter sink unit, Stoves range cooker with induction hob and extractor above plus an integrated dishwasher. A large peninsular unit provides additional storage. French doors lead through to the conservatory.



UTILITY ROOM

With plumbing for a washing machine and space for additional appliances. Wall mounted gas central heating boiler, internal access door to the garage. Window to side.



CONSERVATORY

With French doors leading out to the rear garden. There is an air conditioning unit and Karndean flooring.



FAMILY/DINING ROOM

Fabulous light and airy space with floor to ceiling windows to one wall, French doors to the rear garden and a light tunnel. Karndean flooring and inset spot lights.



FIRST FLOOR

LANDING

With storage cupboard. Window to side.



BEDROOM 1

A significantly enhanced main bedroom, created by merging with the fourth bedroom, offering substantial space and fitted wardrobes with windows to the front elevation.

The original door to bedroom 4 has been retained and therefore the room can be readily partitioned to restore the original layout.



EN-SUITE

With stylish suite comprising a shower enclosure, fitted units with wash hand basin and low flush W.C. Tiling to walls and floor, inset spot lights and window to side.



BEDROOM 2

With fitted wardrobes and window to rear.



BEDROOM 3

Window to rear.

BATHROOM

With modern suite comprising a bath with shower over, fitted cabinets with wash hand basin, wall mirror and storage and low flush W.C.
Tiling to walls and floor



OUTSIDE

Externally, a block-paved driveway provides ample parking, leading to the significantly extended double tandem garage, which offers exceptional vehicle storage. The rear garden has been designed for ease of maintenance, featuring Indian stone paving and gravelled areas interspersed with attractive planting



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

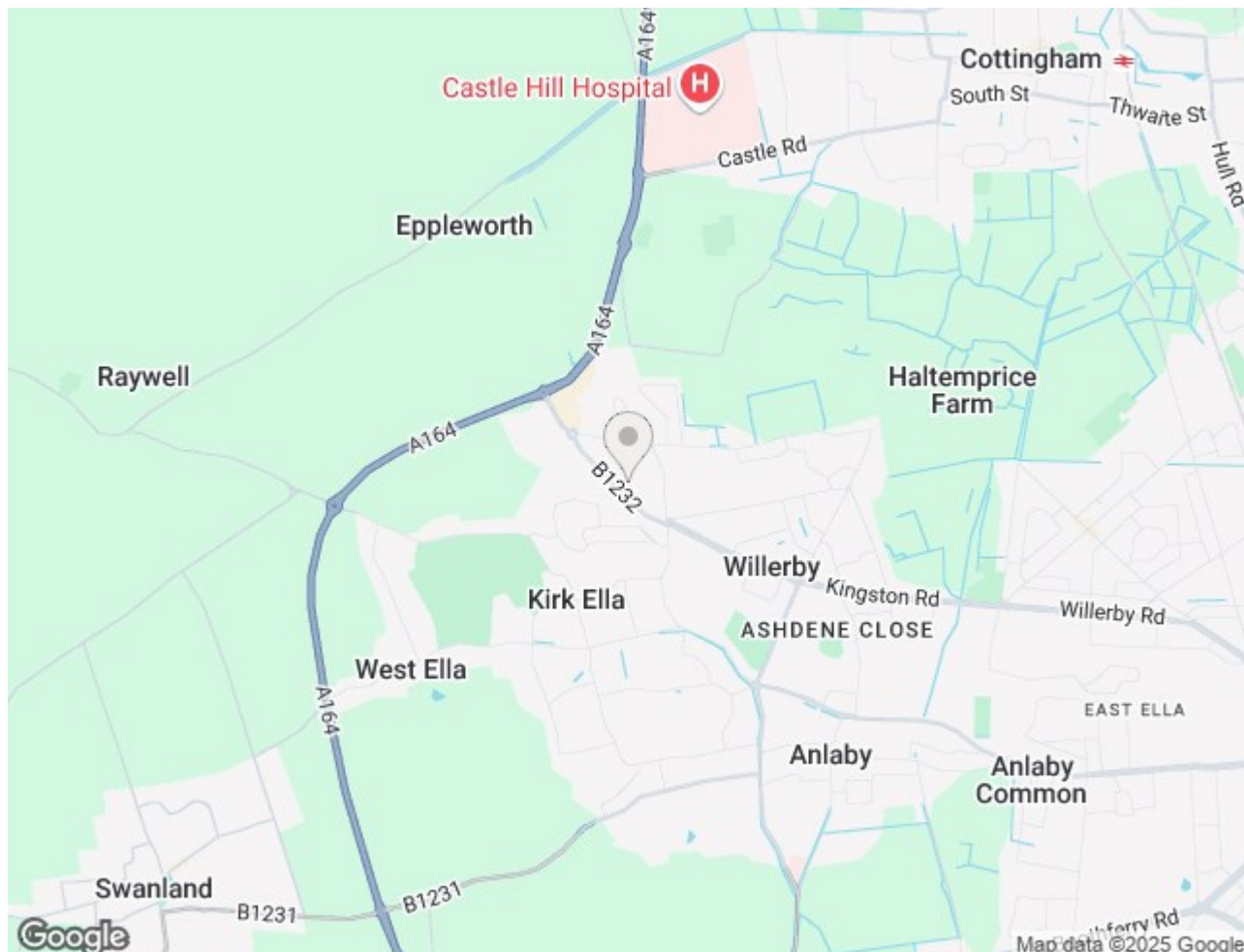
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

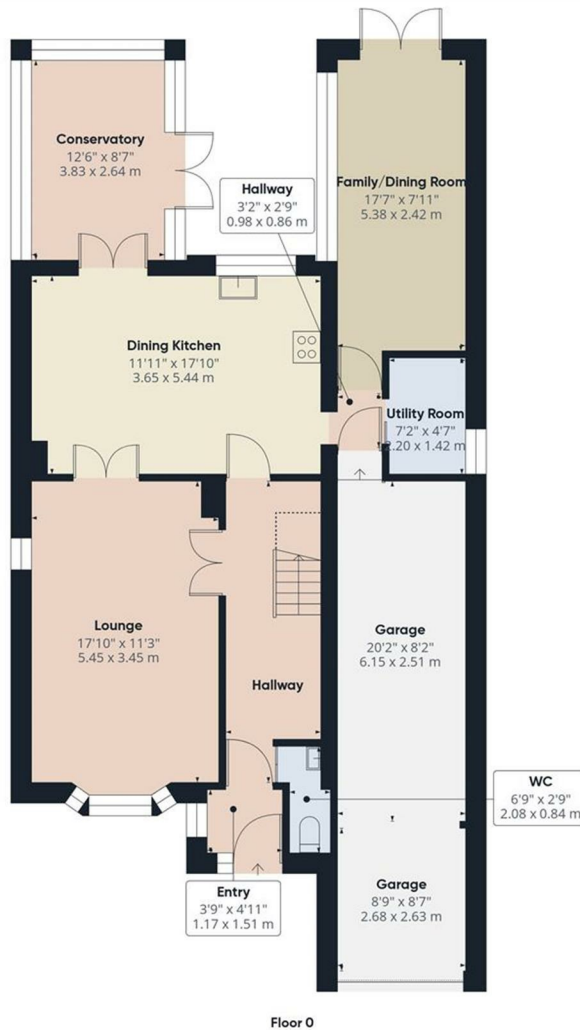
PHOTOGRAPH DISCLAIMER

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⁽¹⁾

1122 ft²
104.3 m²

Reduced headroom

8 ft²
0.8 m²

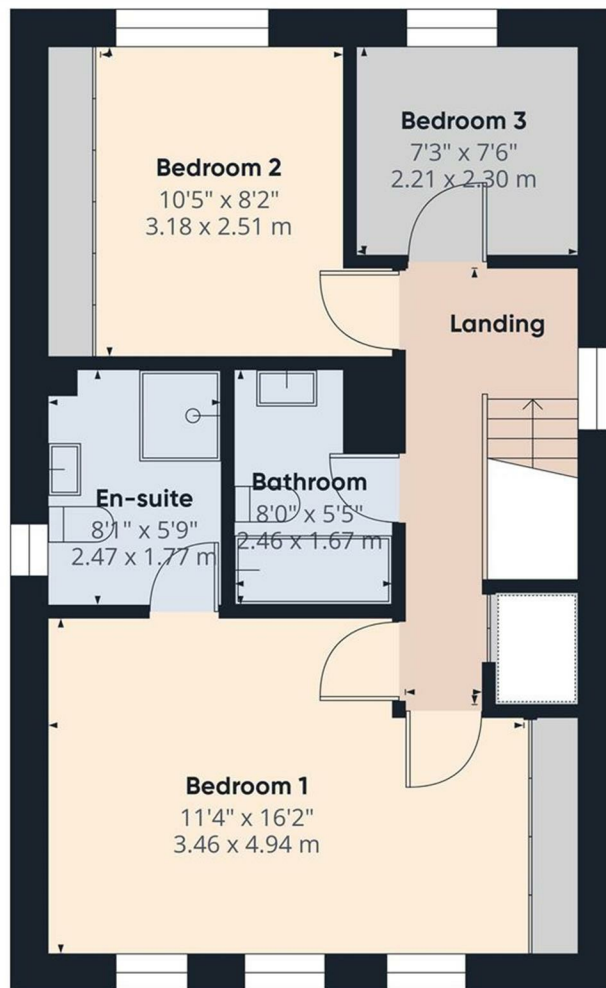
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1




Approximate total area⁽¹⁾
489 ft²
45.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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	

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	