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Limb
MOVING HOME



3 Willow Court, Willerby, East Yorkshire, HU10 6JL

- 📍 Semi Detached Dormer
- 📍 Stylish Accommodation
- 📍 Versatile Layout
- 📍 Council Tax Band = C

- 📍 Fantastic Garden Bar
- 📍 Excellent Parking
- 📍 Viewing Highly Recommended!
- 📍 Freehold / EPC = D

Offers Over £250,000

INTRODUCTION

Situated on Willow Court in Willerby, this three-bedroom semi-detached dormer bungalow offers a unique blend of adaptable living spaces and impressive entertaining features.

The ground floor accommodation has been thoughtfully designed, briefly comprising a contemporary kitchen, a comfortable lounge, a convenient W.C., and two well-proportioned bedrooms, one providing direct access to the beautiful rear garden. Upstairs, a further bedroom and a practical wet room complete the first floor.

This appealing home benefits from gas central heating and uPVC double glazing throughout, ensuring comfort and efficiency year-round. Outside, the lovely rear garden presents a private outdoor retreat, further enhanced by the detached garage, cleverly converted into a stylish bar area – ideal for social gatherings. The ample side driveway accommodates up to three vehicles, providing excellent off-street parking in this desirable location.

LOCATION

Willow Court is a cul-de-sac situated on the south side of Carr Lane within an established residential area. Willerby is one of the area's most popular residential locations 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 public and private schooling nearby including Carr Lane Primary School and Wolfreton Secondary School. Haltemprice Sports Centre is easily accessible and the property is conveniently placed for Hull city centre, The Humber Bridge, the nearby town of Cottingham and the historic town of Beverley in addition to convenient access for the A63/M62 motorway network.

ACCOMMODATION

The layout and room sizes are detailed on the attached floor plan.

Residential entrance door to:

ENTRANCE VESTIBULE

With door to the lounge and opening to kitchen.

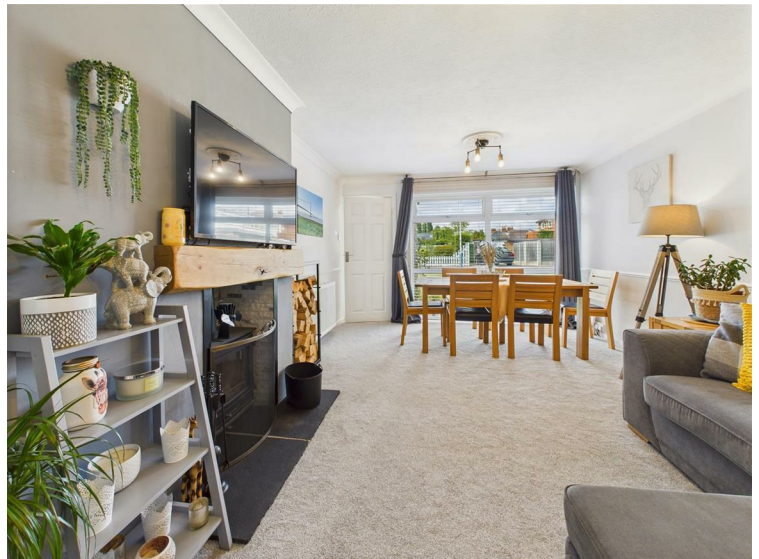
KITCHEN

Galley style, contemporary kitchen stretching down the side of the property with a range of integrated appliances including fridge-freezer, oven, microwave/grill and dishwasher. Fitted worksurfaces extend along the side of the room and house a four ring induction hob with chimney filter hood above and one-and-a-half sink & drainer beneath window to the side. There is also understairs storage cupboard access and a large window to the front of the property.



LOUNGE

Lounge/Dining Room with large window to front and log burner with oak mantle and slate hearth.



BEDROOM 2

With windows and door opening on to the rear patio.



BEDROOM 3

Window to rear.



W.C.

Contemporary W.C. with low-flush W.C. and wash-hand basin atop vanity unit.



FIRST FLOOR

Access to eaves storage.

BEDROOM 1

With fitted wardrobe space and window to the front elevation.



WET ROOM

Spacious wet room comprising shower to corner, vanity unit beneath window to side elevation with inset-flush W.C. and wash-hand basin. Storage cupboard access.



OUTSIDE

The outdoor space features a paved patio immediately to the rear, extending around a central lawned area. A standout element is the converted garage, now a stylish bar area with French doors opening directly onto the garden, perfect for entertaining. The front of the property offers a lawn, complemented by a side driveway providing ample off-street parking for up to three vehicles.



GARDEN BAR



TENURE

Freehold

COUNCIL TAX BAND

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

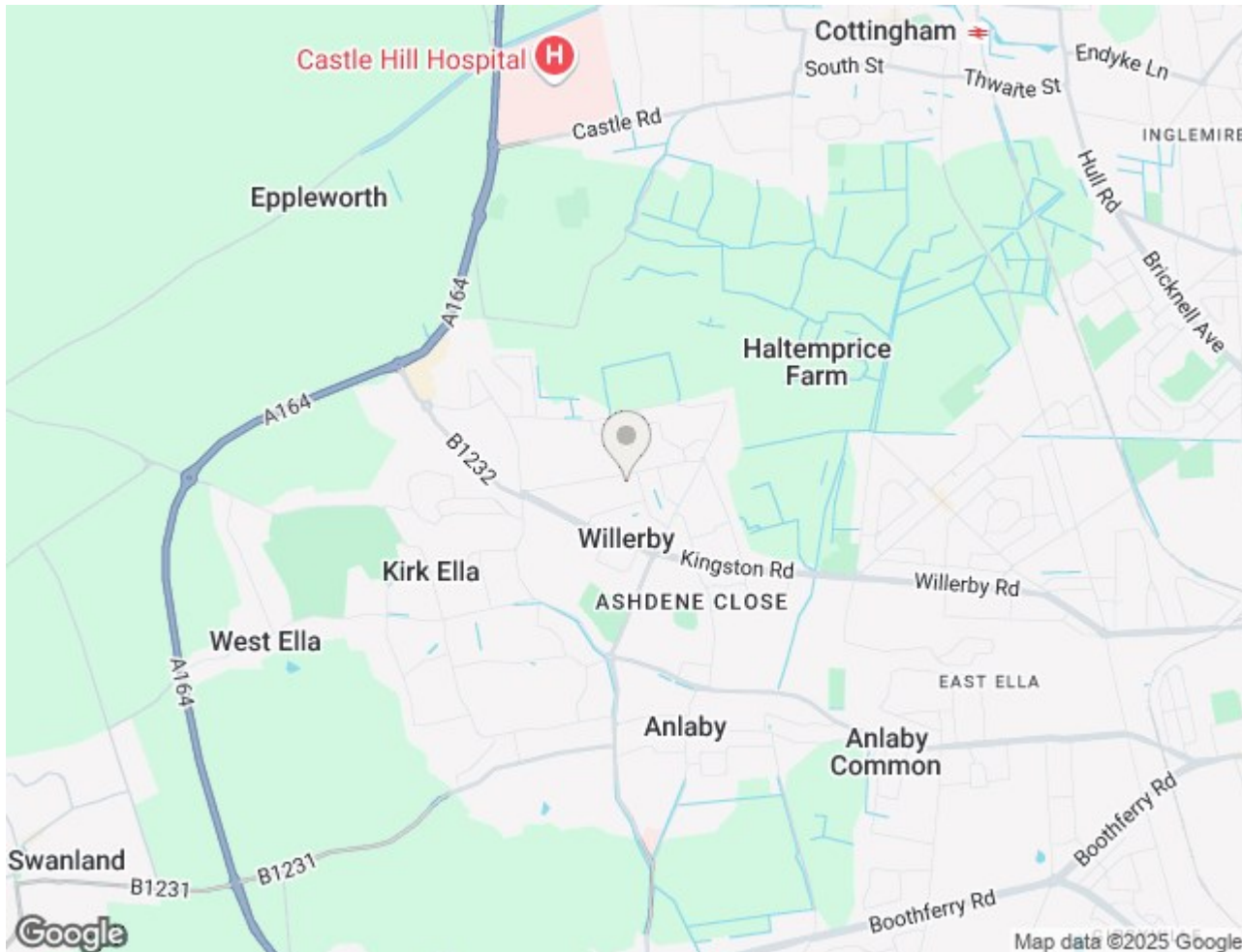
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

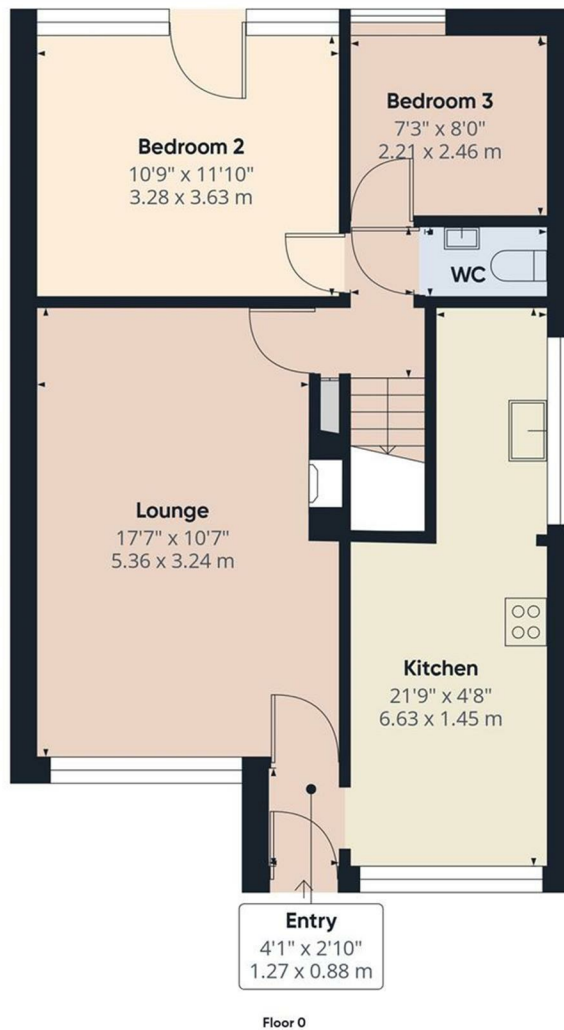
PHOTOGRAPH DISCLAIMER

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.



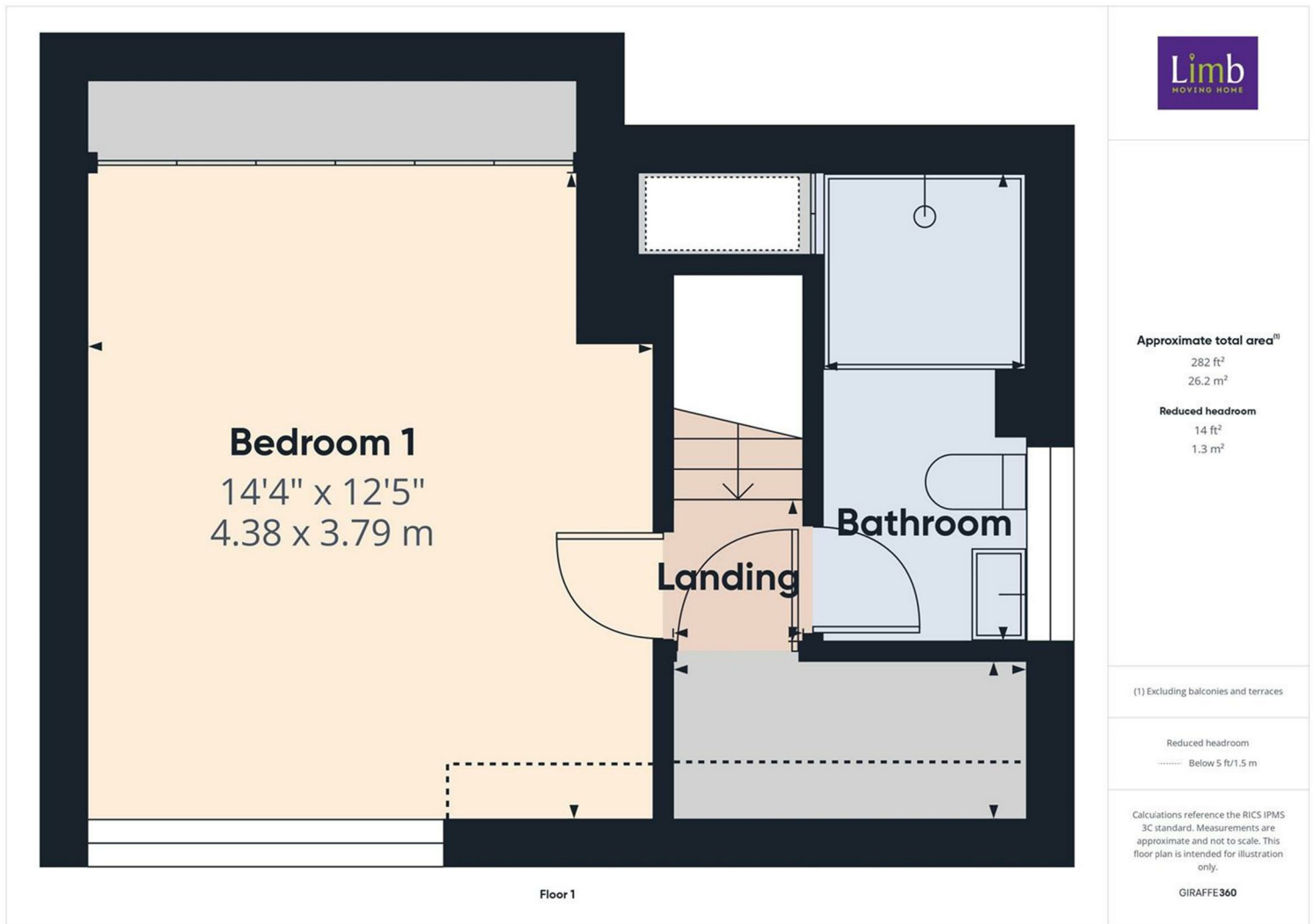


Approximate total area⁽¹⁾
601 ft²
55.9 m²


(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		
(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	