



Wolfreton Lane, Willerby HU10 6PU

Welcome to

Wolfreton Lane, Willerby

Beautiful Home On Wolfreton Lane with - Entrance Hall, Lounge, Kitchen/Diner/Day Room, Utility Room, Ground Floor Cloakroom, 3 Bedrooms, Family Bathroom, Gardens, Off Street Parking & Garage! Book your viewing now!



Entrance Hall

With double glazed door to the front with matching side screens, stained glass window to the side, understairs cupboard and stairs to the First Floor.

Cloakroom

With double glazed window to the rear, low level wc and wash hand basin.

Lounge

With double glazed bay window to the front, feature fireplace, radiator and coving to the ceiling.

Kitchen/Diner/Day Room

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, central island, electric hob, electric oven, cooker-hood, integrated microwave, integrated fridge freezer, spot light points, 2 skylight windows, double glazed window to the side and bi-folding doors leading to the Rear Garden.

Utility Room

With wall and base units, work surfaces, plumbing for an automatic washing machine, double glazed window to the side and double glazed door to the Rear Garden.

Cloakroom

With double glazed window to the rear, low level wc and wash hand basin.

First Floor

Bedroom 1

With double glazed bay window to the front, radiator and fitted wardrobes.

Bedroom 2

With double glazed bay window to the rear and radiator.

Bedroom 3

With double glazed bow window to the front and radiator.

Bathroom

Bathroom with bath, double shower cubicle, low level wc, wash hand basin and double glazed window to the rear.

Outside

Front Garden

With lawned area, wall, path, borders housing plants and shrubs, hedges and fencing.

Rear Garden

With paved patio area, lawned area, borders housing plants and shrubs, pergola, fencing and greenhouse.

Garage

With window to the side, side access door and concertina garage door.



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Welcome to

Wolfreton Lane, Willerby

- Stunning Home For Sale On Wolfreton Lane In Willerby
- Open Plan Kitchen/Diner/Day Room & Utility Room
- Ground Floor Cloakroom & Family Bathroom
- Off Street Parking & Garage
- Backing Onto Springhead Golf Course

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111781 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



william h brown



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