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Matthew  
**Limb**  
MOVING HOME



*83 The Parkway, Willerby, East Yorkshire, HU10 6AY*

- Immaculately Presented
- Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge
- Larger than Average Garden
- Garage + Off Street Parking
- Convenient Location
- EPC = C

**£270,000**

## INTRODUCTION

This link detached bungalow occupies an attractive position on the well favoured street scene of The Parkway, well placed for the area's amenities. Immaculately presented, the property provides particularly spacious accommodation which briefly comprises an entrance hallway, large lounge with log burner, dining area, modern fitted kitchen, two double bedrooms, both with fitted wardrobes, and an attractive shower room. The accommodation boasts gas fired central heating and uPVC framed double glazing.

Outside an extensive driveway and forecourt provide excellent parking and access to the single garage. A brick boundary wall with wrought iron gates extend to the front. The rear garden is larger than average being mainly laid to lawn and enjoying a westerly facing sunny aspect.

## LOCATION

The Parkway is a wide residential avenue located just off Kingston Road and connects to Well Lane and Carr Lane. This very popular residential area offers an excellent range of local shops and amenities including a nearby shopping park with supermarket. There are also well reputed schools including the recently built Wolfreton secondary school plus good road connections are available to Hull city centre, Beverley, the Humber Bridge and the A63/M62 motorway network.

## ACCOMMODATION

Sliding entrance doors open to:

### PORCH

With internal door to:

### ENTRANCE HALLWAY

With useful storage cupboards.





## LOUNGE

20'10" x 12'2" approx (6.35m x 3.71m approx)

With large picture window to front elevation, window to side elevation and wide opening through to the dining area. The chimney breast houses a multi fuel burner. There is engineered oak flooring.



## DINING AREA

9'9" x 9'4" approx (2.97m x 2.84m approx)

Windows to front and side elevation.



## KITCHEN

11'6" x 9'5" approx (3.51m x 2.87m approx)

Having an extensive range of high gloss fronted base and wall mounted units with sink and drainer, integrated oven, four ring hob with hood above, fridge freezer, plumbing for an automatic washing machine, tiled surround and tiling to the floor. Window and door to side elevation.



### ALTERNATIVE VIEW



### BEDROOM 1

15'0" x 9'10" approx (4.57m x 3.00m approx)  
With fitted wardrobes, window to rear elevation.



### BEDROOM 2

12'1" x 11'10" approx (3.68m x 3.61m approx)  
Fitted wardrobes, window to rear elevation.





### SHOWER ROOM

With modern suite comprising low level W.C, wash hand basin, shower cubicle, tiled walls and floor, heated towel rail.



### OUTSIDE

A brick wall extends to the front and wrought iron gates open to the extensive block set driveway and forecourt. The driveway leads to the attached single garage. The larger than average rear garden enjoys a westerly aspect and is mainly lawned complemented by fencing to the borders.



### REAR VIEW OF THE PROPERTY



## TENURE

Freehold

## COUNCIL TAX BAND

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

## VIEWING APPOINTMENT

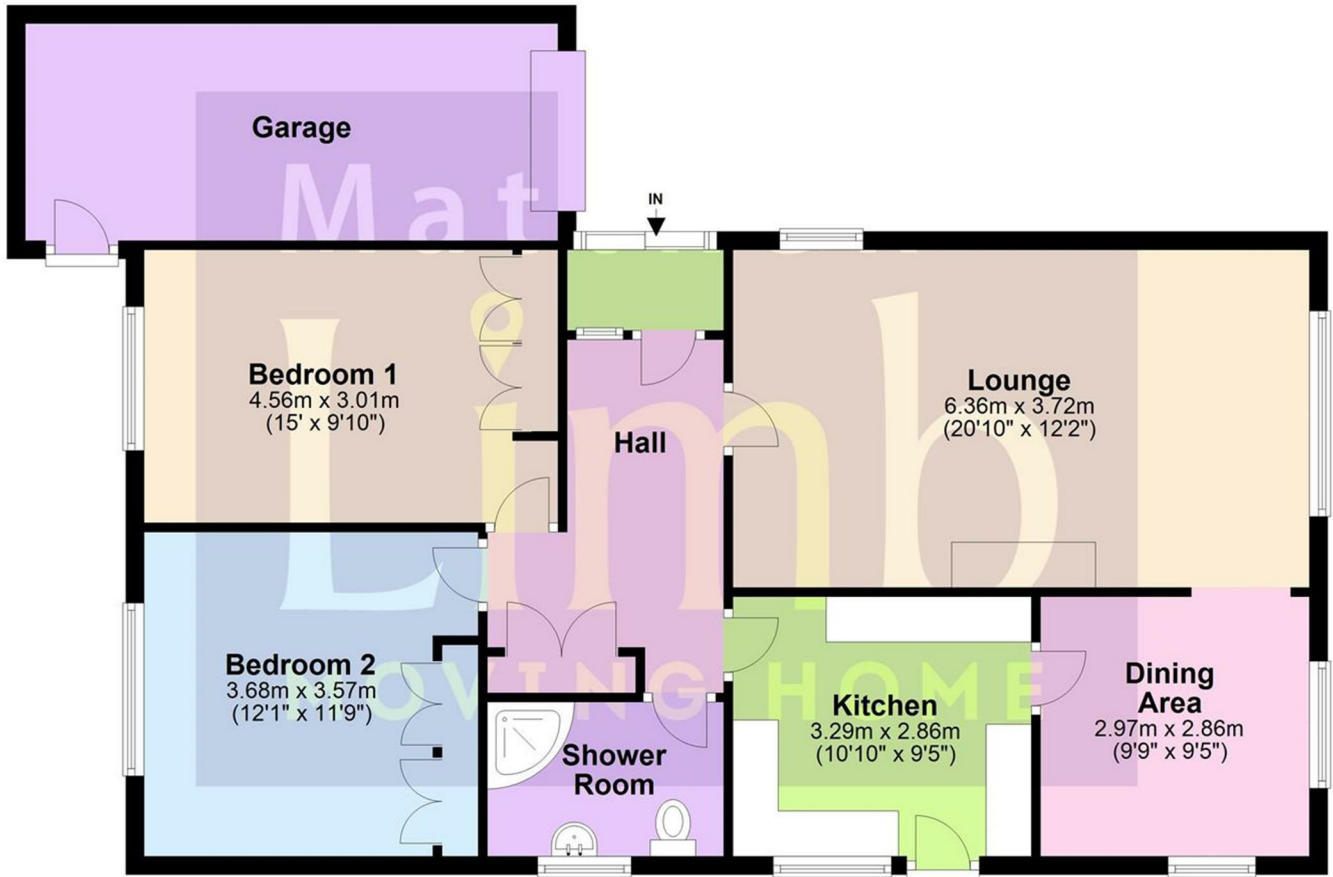
TIME ..... DAY/DATE .....

SELLERS NAME(S) .....



### Ground Floor


Approx. 100.3 sq. metres (1080.0 sq. feet)



Total area: approx. 100.3 sq. metres (1080.0 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	