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Matthew
Limb
MOVING HOME



56 Derrymore Road, Willerby, East Yorkshire, HU10 6ET

- 📍 Superb Semi Detached
- 📍 Four Bedrooms
- 📍 Two Receptions
- 📍 En-Suite to Bed 1

- 📍 Beautifully Appointed
- 📍 C/Heating & D/Glazing
- 📍 Must Be Viewed
- 📍 EPC = D

£299,950

INTRODUCTION

Rarely will you find a property which has been so thoughtfully and lovingly transformed into such an ideal family home. The current owners have over the years extended and refurbished the property in a way which creates great spaces, many features and has numerous quality fittings. The accommodation is arranged over three floors with the upper level dedicated to the luxurious main bedroom complete with en-suite bath/shower room. Overall there are four bedrooms plus a separate bathroom and also a separate shower pod accessed from the landing. The living space includes a formal lounge to the front and a dining/sitting room to the rear which is open in style through to the kitchen. There is also a utility a downstairs WC. The accommodation has central heating and double glazing. Parking is available to the front and to the rear lies an attractive garden ideal for relaxing or entertaining in.

Viewing is most definitely recommended.

LOCATION

Derrymore Road is a particularly attractive street scene situated off Well Lane close to its junction with Main Street. Willerby is one of the area's most popular residential locations situated to the western side of Hull. The immediate village of Willerby, Kirk Ella and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to well reputed schooling. Willerby Shopping Park is within walking distance and a number of supermarkets are to be found nearby. The newly refurbished Haltemprice Sports Centre is easily accessible and the property is conveniently placed for Hull City Centre, The Humber Bridge, the nearby towns of Cottingham and Beverley in addition to convenient access towards the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

HALLWAY

An attractive hallway which has a cloaks cupboard to one corner and a staircase leading up to the first floor with storage beneath.



LOUNGE

11'5" x 14'8" approx (3.48m x 4.47m approx)
into bay window to the front elevation. Feature fire surround.



DINING/SITTING AREA

15'2" x 10'10" approx (4.62m x 3.30m approx)
Situated to the rear of the house with double doors leading out to the garden. There is a feature fire surround and a wide opening leads through in an open plan style, to the kitchen.



DINING/SITTING AREA - ALTERNATIVE VIEW



DINING/SITTING AREA - ALTERNATIVE VIEW



KITCHEN

17' x 8'5" approx (5.18m x 2.57m approx)

Having an excellent range of fitted base and wall mounted units in a Shaker style with roll top work surfaces, range cooker with filter hood above, ceramic one and half sink and drainer and integrated dishwasher. Window and door to rear.



UTILITY

With plumbing for automatic washing machine and storage cupboard.

WC

With low level WC and wash hand basin.

FIRST FLOOR

LANDING

Window to side, further fixed staircase leading up to the second floor.



BEDROOM 2

11'5" x 14'7" approx (3.48m x 4.45m approx)
into bay window to front elevation.



BEDROOM 3

15'3" x 11' approx (4.65m x 3.35m approx)
Window to rear elevation.



BEDROOM 4

11'9" x 6'1" approx (3.58m x 1.85m approx)
Extending to 8'8". Windows to side and rear elevation. Fitted cupboards.



BATHROOM

With suite comprising low level WC, wash hand basin and bath, tiled walls and floor.



SHOWER POD

With shower cubicle. Access from the landing.

SECOND FLOOR

LANDING

BEDROOM 1

21'5" x 11'10" approx1 (6.53m x 3.61m approx)

This luxurious bedroom is particularly spacious and has a range of attractive fitted wardrobes. There is a window to the rear and two Velux windows to the front.

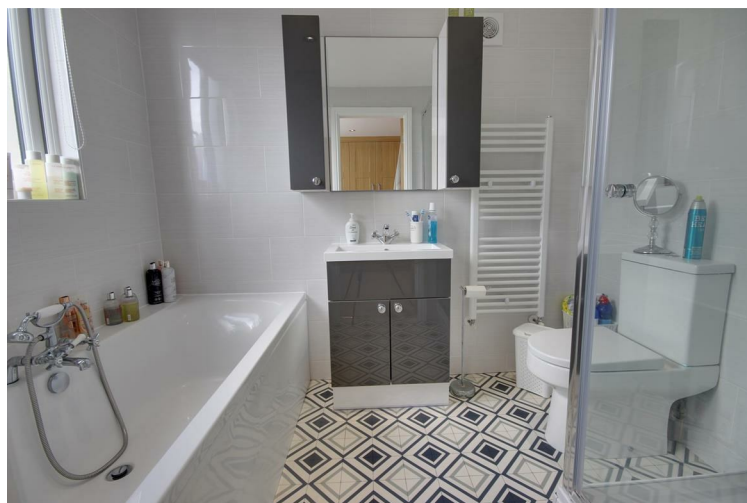


BEDROOM 1 ALTERNATIVE VIEW



EN-SUITE BATH/SHOWER ROOM

With suite comprising bath, low level WC, wash hand basin and separate shower cubicle. Tiling to walls and floor.



OUTSIDE

The property affords parking to the front and side. The attractive rear garden is ideal for relaxing or entertaining in. There is a large decked patio, lawn, further corner deck with pergola and a garden shed.



GARDEN

REAR VIEW OF 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.

STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 30 June 2021

If you purchase a residential property between 8 July 2020 to 30 June 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

Property or lease premium or transfer value SDLT rate
 Up to £500,000 Zero
 The next £425,000 (the portion from £500,001 to £925,000) 5%
 The next £575,000 (the portion from £925,001 to £1.5 million) 10%
 The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 30 June 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

From 1st July to 30th September The Zero Rate is on property up to £250,000

VIEWING APPOINTMENT

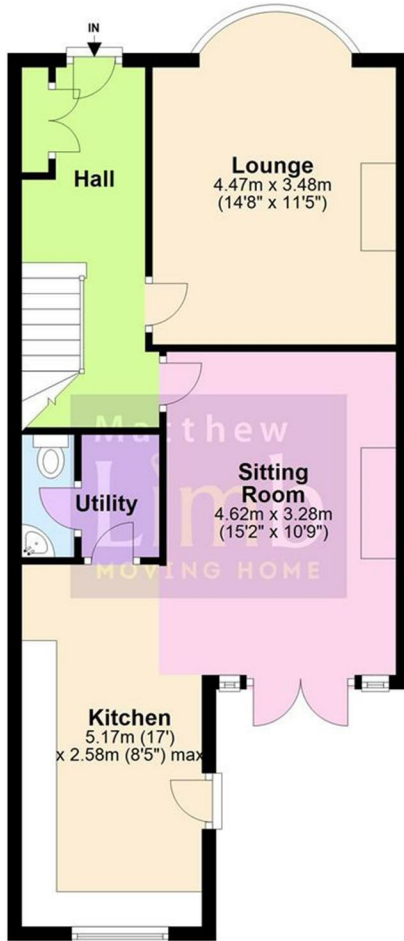
TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 56.1 sq. metres (604.3 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.8 sq. feet)




Second Floor

Approx. 29.3 sq. metres (315.3 sq. feet)



Total area: approx. 134.7 sq. metres (1450.4 sq. feet)

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	

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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	