

Whitakers

Estate Agents



39 Carr Lane
, Willerby, HU10 6JP

£265,000



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The Accommodation Comprises

Ground Floor

Storm Porch

Entrance door leads to:

Entrance Hall

Twin windows, coved ceiling, under stairs storage cupboard and staircase to landing off.

Lounge

15'0" x 12'5" Max (4.58 x 3.78 Max)

Upvc double glazed bay window, deep coving, feature fireplace.

Dining Room

16'4" x 11'3" Max (4.98 x 3.44 Max)

Coved ceiling. Leads to:

Conservatory

10'4" x 9'6" (3.16 x 2.90)

Upvc double glazed windows and double doors leading to the gardens.

Kitchen

16'5" x 7'2" (5.00 x 2.18)

Three Upvc double glazed windows, a range of fitted units and worktops with a single drainer sink unit and a split level oven and hob, plumbed for an automatic washing machine and slimline dishwasher, tiled flooring and a recess fireplace with a log burner.

Utility Room

7'10" x 6'4" (2.38 x 1.92)

Upvc double glazed entrance door and window, tiled flooring, fitted work tops and a storage cupboard.

Downstairs W.C

Upvc double glazed window, low flush w.c and wash basin.

First Floor

Landing

Coved ceiling. Leads to:

Bedroom One

14'8" x 12'3" Max (4.46 x 3.74 Max)

Upvc double glazed bay window, a full range of fitted wardrobes.

Bedroom Two

11'3" x 10'4" Max (3.42 x 3.16 Max)

Upvc double glazed window, fitted wardrobes, picture rail and a vanity wash basin.

Bedroom Three

8'0" x 8'5" Max (2.44 x 2.56 Max)

Twin Upvc double glazed window, picture rail and polished floor boards.

Bedroom Four

9'1" x 6'4" (2.77 x 1.92)

Upvc double glazed window, coved ceiling, picture rail.

Bathroom

Upvc double glazed window, fully tiled and fitted with a panelled bath and wash basin, fitted storage cupboard housing the hot water cylinder.

Separate W.C

Upvc double glazed window, low flush w.c, half tiled to dado rail and access to the roof void.

External

To the front of the property there is a large lawned garden with boundary hedges and well stocked borders. A long side drive leads to the garage and to the rear there is a further large garden with well stocked borders.

Garage

Brick garage with double doors, power laid on and a side access door and window.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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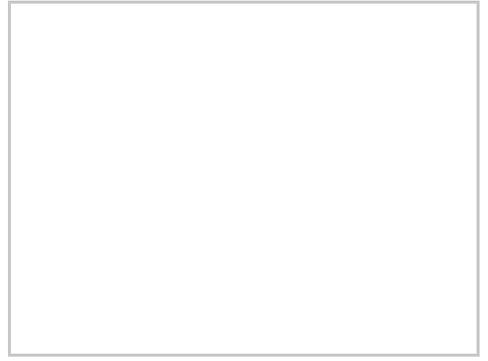
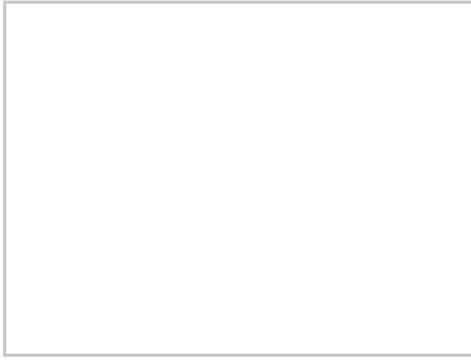
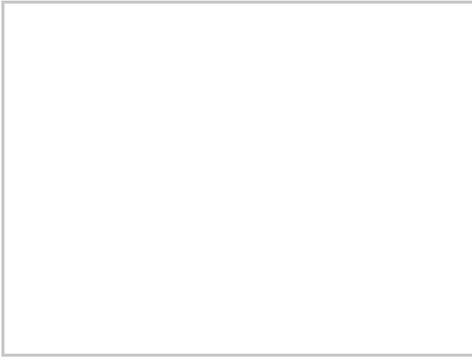
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.



Road Map

Hybrid Map

Terrain Map



Floor Plan



Ground Floor Floor area 74.0 sq. m. (797 sq. ft.) approx
First Floor Floor area 59.0 sq. m. (635 sq. ft.) approx

Total floor area 133.0 sq. m. (1,432 sq. ft.) approx

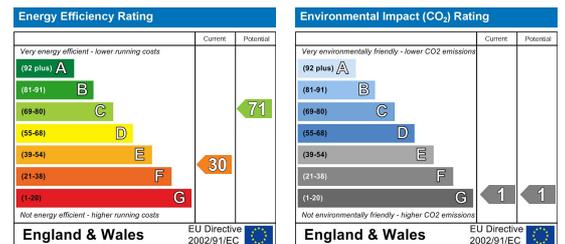
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Viewing

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Energy Efficiency Graph



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