



Kingston Road, Willerby, HU10

OIRO £415,000

Council Tax Band D



Immaculate In Every Way...

A pristine, traditional semi standing on possibly one of the largest southerly plots on Kingston Road. To say it's immaculate is an understatement. Improved, extended and enhanced by the current owners the property is exceptional at every turn with a meticulous finish throughout.

The property boasts of; four bedrooms, three doubles and good sized single, plus a luxurious bathroom with four piece suite on the first floor. The ground floor is now extended at the rear with a stunning 26ft island "living kitchen" incorporating integrated appliances, seating, dining areas and bi-fold doors out to the rear patio. There's even a separate utility and cloakroom too. To the front lies a welcoming lounge, enhanced by large bay windowed frontage. Gas central heating to contemporary radiators and quality uPVC double glazing are throughout.

Private gravelled parking is sited to both the front and side with space for a multitude of cars. The former garage now makes a useful storage space and could easily be altered to an office or even bar. The rear garden is an excellent length, southerly with an additional fenced area at the far end, an ideal vegetable plot or children's play area.

A truly deceptive and outstanding home offered with a range of negotiable extras.

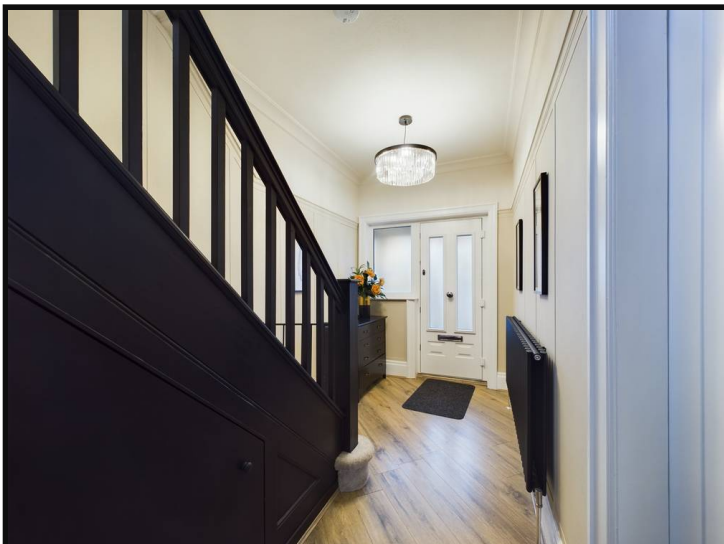
COUNCIL TAX BAND D.

- Stunning Traditional Home in Prime Location
- 26ft "Living" Kitchen Extension with Bi-folds
- Huge Southerly Garden with Patio Terrace
- Four Bedrooms
- Luxury Bathroom and Cloakroom
- Ample Private Parking

Rooms

Directions

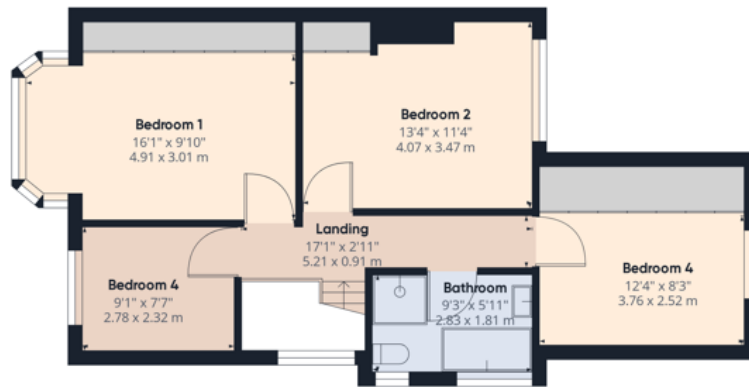
Agents Note







Ground Floor



Floor 1

Approximate total area²
1429.32 ft²
132.79 m²

Reduced headroom
0.2 ft²
0.02 m²

Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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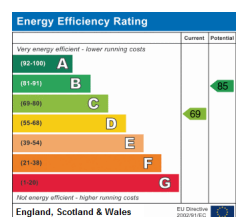
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