



Carr Lane, Willerby HU10 6JW

Welcome to

Carr Lane, Willerby

Stunning Corner Plot On Carr Lane In Willerby with - Entrance Hall, Lounge, Dining Room, Sun Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gardens, Off Street Parking & Garage! Book your viewing today!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Lounge

With double glazed bay window to the front, gas fire with wooden surround, radiator, television point, understairs cupboard and coving to the ceiling.

Dining Room

With 2 double glazed windows to the rear, gas fire with wooden surround, radiator and coving to the ceiling.

Sun Room

With double glazed door to the side, radiator and double glazed french style doors leading to the Rear Garden.

Kitchen

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, space for a cooker, cooker-hood, plumbing for a dishwasher, space for a fridge freezer and double glazed window to the side.

First Floor

Landing

With double glazed window to the side.

Bedroom 1

With double glazed window to the front, radiator and built in wardrobes.

Bedroom 2

With double glazed window to the rear, radiator and built in wardrobes.

Bedroom 3

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

Bathroom

Bathroom with bath with electric shower over, low level wc, wash hand basin, chrome effect towel style radiator and double glazed window to the rear.

Outside

Front Garden

With path, lawned area, borders housing plants and flowers, hedges and bushes and fencing.

Rear Garden

With lawned area, patio area, trees, borders housing plants, flowers and shrubs, fencing, shed and driveway to side access via wrought iron gates and leading to the Garage.

Garage

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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Welcome to

Carr Lane, Willerby

- Beautifully Presented Throughout!
- 3 Bedrooms, Semi-Detached Home In Willerby
- Corner Plot With 3 Reception Rooms
- Extended To The Ground Floor
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£260,000 - £270,000

Directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 653111.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111599 - 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.



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