

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



6 Gorton Road, Willerby, Hull, Yorkshire, HU10 6LT

- 📍 Spacious Semi Detached
- 📍 Four Bedrooms
- 📍 Open Plan Living Kitchen
- 📍 Separate Lounge
- 📍 Two Bathrooms
- 📍 Westerly Rear Garden
- 📍 Driveway & Garage
- 📍 EPC = D

£245,000

INTRODUCTION

This spacious four bedroomed semi detached family home is ideally situated for Willerby Carr Lane Primary School and the nearby Wolfreton Secondary School. The accommodation comprises an entrance hall, cloaks/W.C., lounge to the front and a stunning open plan living/kitchen/dining space overlooking the rear garden. There are four bedrooms, the master having en-suite facilities, bathroom and a separate W.C.. The property has the benefit of gas central heating and uPVC double glazing. Large westerly facing garden extends to the rear and a driveway provides excellent off street parking. The garage has been converted and is currently used as an office space.

LOCATION

The property is located on Gorton Road close to its junction with Kingston Road. Willerby and the neighbouring areas of Anlaby and Kirk Ella offer an excellent range of shops and amenities including the nearby Willerby Square which lies a short distance away. Carr Lane Primary, Springhead Primary and Wolfreton Secondary schools can all be found nearby. The newly-refurbished Haltemprice Sports Centre is also easily accessible and convenient access is available to Hull city centre, the Humber Bridge and the A63/M62 road network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

With feature window to the side and stairs to first floor off.



CLOAKS/W.C.

With low flush W.C. and wash hand basin and partly tiled walls.

LOUNGE

13'4" x 11'9" approx (4.06m x 3.58m approx)

With feature fire surround with marble hearth housing an electric fire, coving, large window to front elevation and double doors to:



OPEN PLAN LIVING KITCHEN

This stunning open plan space has been creatively designed to provide light and airy living/dining accommodation.



KITCHEN AREA

11'10" x 8'3" approx (3.61m x 2.51m approx)

Having a range of contemporary base and wall units with contrasting worksurfaces, breakfast bar area, tiled splashbacks, one and a half sink and drainer and a host of integrated appliances including double electric oven, five ring gas hob with chimney style extractor, fridge freezer and dishwasher. There is plumbing for an automatic washing machine, cupboard housing gas fired central heating boiler, feature flooring, inset spotlights and window to rear elevation.



LIVING/DINING AREA

25'3" x 11'9"(max) approx (7.70m x 3.58m(max) approx)

With a chimney breast to the living area with open display niches.

The dining area overlooks the rear garden with windows and sliding doors leading out to the rear patio area.



THROUGH VIEW



FIRST FLOOR

LANDING

BEDROOM 1

15'5" x 8'9" approx (4.70m x 2.67m approx)

There is a cupboard with hanging space and storage, recessed spotlights and uPVC double glazed doors providing much light and views of the rear garden. A folding door leads to:



EN SUITE SHOWER

With a tiled shower enclosure, vanity wash hand basin and partly tiled walls.

BEDROOM 2

13'10" x 11'9" approx (4.22m x 3.58m approx)

Having a range of fitted wardrobes to one wall with sliding partly mirrored doors, coving and window to front elevation.



BEDROOM 3

8'6" x 6'3" approx (2.59m x 1.91m approx)

With loft access hatch and window to rear elevation.



BEDROOM 4

8'6" x 5'7" approx (2.59m x 1.70m approx)
With windows to front and side elevations.

BATHROOM

With two piece suite comprising bath, pedestal wash hand basin, partly tiled walls, feature flooring and window to side elevation.



SEPARATE W.C.

With low flush W.C. and window to side elevation.

OUTSIDE

There is a driveway to the front providing excellent off street parking and leads onwards to the single garage. The garage has been converted for use as an office and has power. There is a path to the side of the property that leads to the rear garden and also gives access to a W.C. which is part of the main property but can only be entered from the outside. The westerly facing rear garden is laid mainly to lawn with a patio area directly adjoining the property and a decked area to the rear of the garden. There are two concrete built sheds, one of which used to be an air raid shelter.



REAR VIEW OF PROPERTY



COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band . We would recommend a purchaser make their own enquiries to verify this.

TENURE

Freehold

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.

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.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

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.

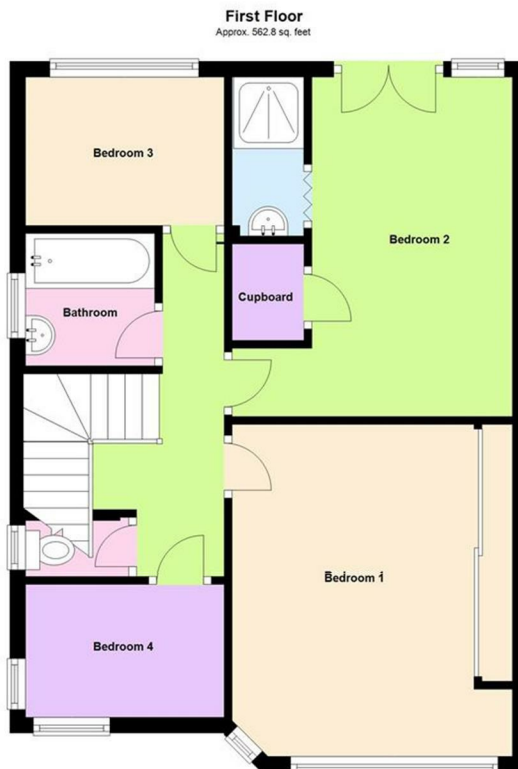
STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band
 £0 - £125,000 0% £125,001 - £250,000 2%
 £250,001 - £925,000 5% £925,001 - £1,500,000 10% £1,500,001 and over 12%
 Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIMEDAY/DATESELLERS NAME(S)





Total area: approx. 1246.2 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	59	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	