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Matthew
Limb
MOVING HOME



140 Carr Lane, Willerby, East Yorkshire, HU10 6JX

- 📍 Fine Detached House
- 📍 Four Bedrooms
- 📍 Further Potential
- 📍 Driveway & Garage
- 📍 Three Receptions
- 📍 Bath & Shower Room
- 📍 Goods Sized Corner Plot
- 📍 EPC = C

Offers Over £365,000

INTRODUCTION

This detached family home occupies a good sized corner plot within the popular village of Willerby. The generously proportioned accommodation is set out over two floors and is ideal for a growing family being situated within the catchment area of good primary and secondary schooling. Extended over the years, the accommodation comprises a spacious entrance hall, shower room/cloaks/W.C., modern kitchen with utility room, lounge, conservatory and dining room opening through to the sitting room. At first floor level are four bedrooms and a modern family bathroom.

The property occupies a good sized corner plot with high hedged boundaries. There is a driveway providing excellent off street parking for multiple vehicles and leads to the single garage. Lawned gardens extend to the front and side of the property interspersed with established shrubs and trees. There is an enclosed patio area to the side and further gravelled garden area to the rear.

LOCATION

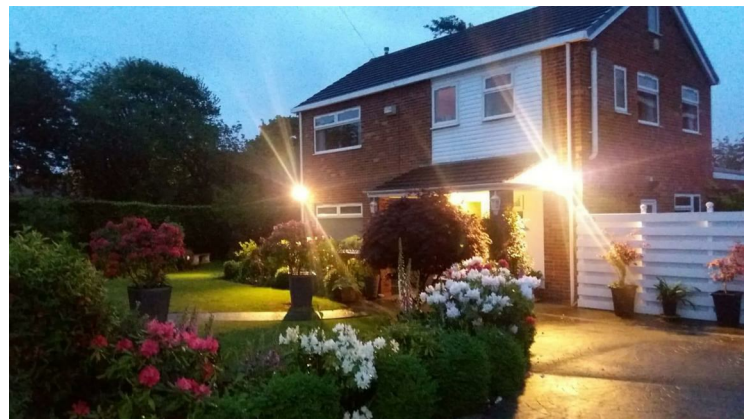
The property is located on the popular street scene of Carr Lane close to the junction with The Parkway and Wolfreton Lane. Willerby and the neighbouring areas of Anlaby and Kirk Ella offer an excellent range of shops and amenities including the nearby Willerby Square which lies a short distance away. Carr Lane Primary and Wolfreton Secondary schools can 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 HALL

Spacious and welcoming with wood effect flooring, useful understairs cupboard and stairs the first floor off.



CLOAKS/W.C./SHOWER

With suite comprising a low flush W.C., pedestal wash hand basin, shower enclosure, tiling to walls and window to front elevation.



KITCHEN

19'5" x 9'0" approx (5.92m x 2.74m approx)
Having a range of modern fitted base and wall units with complementing worksurfaces, sink unit with shower style mixer tap, tiled surround, space for cooker, chimney style extractor, space for fridge/freeze, plumbing for dishwasher, inset spot lights and window to side elevation.



KITCHEN - ALTERNATIVE VIEW



UTILITY

With base and wall units, sink unit with mixer tap, plumbing for automatic washing machine, space for large appliance, tiled surround, tiling to floor, external access door to side elevation.

DINING ROOM

19'5" x 9'8" approx (5.92m x 2.95m approx)
With window to rear elevation.



SITTING ROOM

13'3" x 11'7" approx (4.04m x 3.53m approx)
With windows to rear and side elevation. External access door to side.



LOUNGE

21'4" x 11'10" approx (6.50m x 3.61m approx)

With feature marble fire surround housing an electric fire, window to front elevation, patio doors to the conservatory.



LOUNGE - ALTERNATIVE VIEW



CONSERVATORY

13'2" x 11'3" approx (4.01m x 3.43m approx)

With double doors to the garden.



FIRST FLOOR

LANDING

With loft access hatch and storage cupboard.

BEDROOM 1

15'7" x 10'5" approx (4.75m x 3.18m approx)
With window to rear elevation.



BEDROOM 2

12'0" x 10'7" approx (3.66m x 3.23m approx)
With window to front elevation.



BEDROOM 3

15'6" x 7'11" approx (4.72m x 2.41m approx)
With fitted wardrobes and window to side elevation.



BEDROOM 4

9'10" x 6'9" approx (3.00m x 2.06m approx)
With window to side elevation.



BATHROOM

With suite comprising a shaped bath with shower over and screen, vanity unit with wash hand basin and low flush W.C., heated towel rail, tiled surround, inset spot lights and windows to front and side elevations.



OUTSIDE

The property occupies a good sized corner plot with high hedged boundaries. There is a driveway providing excellent off street parking for multiple vehicles and leads to the single garage. Lawned gardens extend to the front and side of the property interspersed with established shrubs and trees. There is an enclosed patio area to the side and further gravelled garden area to the rear.



GARDEN



SIDE PATIO



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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 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/DATE

SELLERS NAME(S)



Ground Floor
Approx. 1137.3 sq. feet




First Floor
Approx. 662.5 sq. feet



Total area: approx. 1799.8 sq. feet

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	