

## 3 Bedroom Semi Detached House

Kingston Rd, Willerby, Hull, HU10 6AH

£270,000



- HIGHLY IMPRESSIVE TRADITIONAL PROPERTY • EXTENDED AND ENHANCED THROUGHOUT •
- SUPERB DINING KITCHEN WITH SOFA AREA • 3 BEDROOMS • OFF ROAD PARKING FOR MULTI
- VEHICLES • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM • MUST BE VIEWED





### 3 Bedroom Semi Detached House

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A truly fine example of a traditional property which has been the subject of highly impressive and tasteful, stylish extension and enhancement throughout. Internal viewing is essential!!

The property has a subtle blend of the traditional together with original features typical of a property of this era. The property is a credit to the current owners having been lovingly restored and improved over time to create a comfortable home with easy living areas both internally and externally.

The bright, spacious accommodation is arranged to 2 floors and briefly comprises of a lovely welcoming entrance hall with attractive herringbone style solid oak flooring, cosy bay windowed lounge with an ornate fireplace creating a lovely focal point to the room, GF WC, and a very special family room/dining kitchen with French doors bringing the outside areas into this superb space incorporating a sofa area within the impressive dining kitchen.

To the first floor there are 3 aesthetically pleasing bedrooms and a recently installed bathroom.

Outside to the rear the garden is a lovely extension to the main house with a raised decking patio/seating area. The garden is also laid to lawn with a colourful display of plants, flowers and shrubs. The front garden area has been laid for ease of maintenance and further to create a multi vehicle off road parking space or hard standing area.

## Location

Willerby is a popular West Hull village which is well served with a wealth of amenities much needed for day to day living.

There is a great choice of shopping centres to include local independent traders, high street supermarkets and retail parks.

Regular public transport connections provide easy access to the neighbouring West Hull villages and Hull city centre.

For the growing family there are many reputable schools, colleges and academies close by.

Other amenities include a pharmacy, fitness centre, library and post office. For those wishing to spend quality leisure time, with friends and family there are many vibrant cafe bars and family restaurants to choose from.

All in all a great place to live!

## Property Description

### Ground Floor

**Entrance** - Open arched entrance porch with partial tiling to the walls and step leading to a double glazed front entrance door with matching overhead and side screen windows.

A further double glazed window looks out to the side elevation and private drive.

**Entrance Hall** - Spindle staircase off to the 1st floor. Understairs storage/meter cupboard.

Coving.

Radiator.

Herringbone style solid oak panel flooring.

**GF Cloaks/WC** - 2 piece suite comprising of a vanity wash hand basin and low flush W.C.

Double glazed opaque window.

Recessed down lighting.

Herringbone style solid oak panel flooring.

**Lounge** - 14' 10" x 10' 9" (4.54m x 3.3m) Extremes to extremes.

Double glazed bay window with aspect over the front garden area.

Fireplace with over mantle and ornate arched opening for coal effect living flame gas fire with a high gloss hearth.

Coving.

Radiator.

**Dining Kitchen with Sofa Area** - 23' 2" x 18' 0" (7.08m x



5.49m) Extremes to extremes.

Double glazed French doors with matching side screen windows providing views and access to the rear raised decking patio and gardens beyond.

Range of matching base, drawer and wall mounted units.

Double electric oven built in to a matching housing. Solid wood work surface housing a hob with an extractor fan over.

Integrated frost free fridge/freezer.

Integrated washing machine.

Integrated tumble dryer.

Integrated dishwasher.

Matching, attractive central island to the dining area with a quartz work surface housing a deep 1&1/2 bowl sink unit with a mixer tap over.

Concealed gas central heating boiler.

Space for a good sized dining table.

Sofa area with double glazed window looking out to the front garden area and private drive.

Recessed down lighting.

Herringbone style solid oak panel flooring.



## First Floor

**Landing** - Spindle rail enclosure.

Double glazed window with aspect over the side elevation.

Coving.

**Bedroom One** - 16' 2" x 10' 6" (4.94m x 3.22m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Coving.

Radiator.



**Bedroom Two** - 11' 1" x 10' 5" (3.38m x 3.18m) Extremes to extremes.

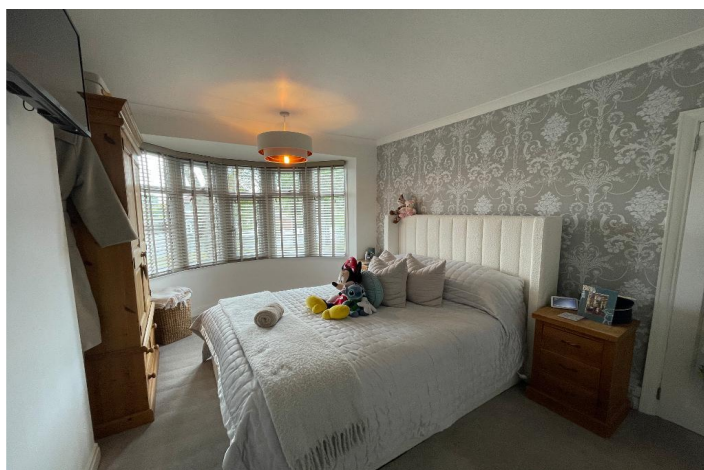
Double glazed window with aspect over the rear garden area.

Loft hatch through to the roof void with pull down ladder.

Recessed down lighting.

Coving.

Radiator.



**Bedroom Three** - 7' 4" x 5' 5" (2.26m x 1.66m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Radiator.

**Bathroom** - 3 piece suite comprising of a panelled bath with a chrome effect flexi shower and rainwater showerhead, fixed shower screen and marble effect contrasting tiled surround, wall mounted wash basin and low flush W.C.

Chrome fittings to the sanitary ware.

Classic style upright towel rail/radiator.

Double glazed opaque window.

Recessed down lighting.

Herringbone style coordinating tiled flooring.

## Exterior

**Rear Garden** - Outside to the rear is a spacious raised decking patio/seating area.

The garden has also been laid for ease of maintenance with fine stone chippings. The main garden area is mainly laid to lawn with shaped borders and beds housing numerous established and attractive trees, plants, flowers and shrubs.

Raised timber flower and shrub border to the perimeter.

Gardener's shed inset to the rear.

The garden is enclosed with a high level timber perimeter and boundary fence.

External lighting.

A path extends along the side elevation with a timber access gate which provides access through to the front garden area and private drive.

**Council tax band: C**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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