



QUICK&CLARKE

The Property Specialists

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60 Aston Road, Willerby, Hull HU10 6SG
£155,000

- No onward chain / vacant possession
- Off street parking for two cars
- Westerly facing garden
- Two double bedrooms
- Modern kitchen and bathroom
- Convenient for amenities
- Council Tax Band: A
- EPC Rating: C

Offered to the market with no onward chain and having a superb open plan ground floor layout this attractive two double bedroomed property is sure to inspire interest. Having the benefit of a westerly facing garden and two off street parking spaces to the rear, the property also has a modern kitchen and first floor bathroom. Situated in a location convenient for a very broad array of amenities viewing is highly recommended.

LOCATION

The property is located on Aston road midway between its junction with Wolfreton Road and Kingston Road. Sandwiched between Kingston Road and Springfield Way the property lies very close to all of the amenities at Springfield Retail Park, Anlaby village and Willerby. Further, there are excellent transport links into the centre of Hull.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

5'3" x 2'0" (1.60m x 0.61m)
uPVC front door with glass panel. Quarry tiled floor.

LIVING ROOM / DINING ROOM

22'9" x 14'3" (6.93m x 4.34m)
The ground floor layout has been remodelled to create a superb open plan space which gives the flexibility for both living and dining room furniture. With oak internal doors, attractive oak style laminate flooring and electric fire set in fireplace with niche storage to one side. Stairs to the first floor accommodation with storage cupboard under. Walk-in bay window to the front elevation.

KITCHEN

13'10" x 8'11" (4.22m x 2.72m)
A generous sized breakfast kitchen with a range of base and wall units with gloss white fronts and granite style laminate work surfaces. Ceramic tiled splashbacks. Four ring stainless steel gas hob with stainless steel canopy extractor over and integrated oven. One and a half bowl stainless steel sink and drainer. uPVC glass panelled door opening onto the westerly facing garden and large window to one side. Porcelain tiled floor. Space and plumbing for washing machine and fridge freezer. Wall mounted Ideal Standard gas boiler concealed in wall cabinet.

FIRST FLOOR

BEDROOM 1

14'3" x 12'4" (4.34m x 3.76m)
A large double bedroom with fitted wardrobe and two windows to the front elevation.

BEDROOM 2

9'11" x 7'10" (3.02m x 2.39m)
A double bedroom with window to rear elevation.

BATHROOM

6'10" x 5'11" (2.08m x 1.80m)
A modern bathroom with a three piece sanitary suite in white comprising panelled bath with shower attachment over and glass screen, close coupled w.c. and pedestal hand wash basin. Partially tiled walls and window to the rear elevation.

OUTSIDE

The property is set back from the road with a dwarf wall with wrought iron railings above forming the front boundary. A matching gate provides access onto a concrete path that leads to the front door. The front garden has been landscaped for ease of maintenance with the flowerbeds laid under stone chippings.

The rear garden is westerly facing. The garden has been split into two sections, the rear area which is accessed off a ten foot providing parking for at least two cars. Access to the rear is through a timber gate. The garden has a large area of decked seating adjacent to the kitchen which is ideally positioned to make the most of the afternoon and evening sun. There is also a shed for storage.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

60 ASTON ROAD, WILLERBY, HU10 6SG
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