



Quick & Clarke

PROPERTY SPECIALISTS

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1 Ganton Way, Willerby, Hull HU10 6NH
Offers Over £205,000

- Semi-detached house
- No onward chain
- In need of cosmetic enhancement
- Three bedrooms
- First floor bathroom
- Spacious lounge dining room
- Fitted kitchen
- Enclosed garden to rear
- Side driveway & garage
- Council Tax Band: C EPC Rating: E

Located in this ever popular residential area tucked away just off Kingston Road we are delighted to present to the market this aesthetically pleasing semi-detached family home. Offered with no onward chain this property presents a superb opportunity to add your own design flairs within and create modern living in a spacious and versatile property. With welcoming entrance hallway, lounge dining room, fitted kitchen and to the first floor there are three bedrooms one of which is fitted and a house bathroom. There are gardens to the front and rear and a side driveway provides off street parking and leads down to a single garage. Viewing is a must to fully appreciate the potential which is on offer but also what a great property in a great location.

LOCATION

Ganton Way is located off Blackthorn Avenue and Kingston Road and provides ease of access to the amenities that Willerby has to offer.

Willerby is an East Riding of Yorkshire village located on the western outskirts of the City of Kingston upon Hull. Located approximately 5 miles west of Kingston upon Hull and only 7.7 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

12'9" x 6'5" (3.89m x 1.96m)
uPVC door with glazed inserts and side window leads into entrance hallway. Staircase leading to the first floor accommodation.

LOUNGE DINING ROOM

22'9" x 12'0" decreasing to 9'2" (6.93m x 3.66m decreasing to 2.79m)
uPVC double glazed window to both the front and rear elevations. Adams style fire surround with electric fire. TV aerial point.

KITCHEN

10'2" x 8'11" (3.10m x 2.72m)
uPVC double glazed window to the rear elevation and uPVC door to the side. Ivory gloss base and wall units with work surfaces and splashbacks. Stainless steel oven with hob and extractor. Sink unit with drainer. Access to under stairs storage cupboard.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation. Access to loft.

BEDROOM 1

11'4" x 8'4" to wardrobe (3.45m x 2.54m to wardrobe)
uPVC double glazed window to the front elevation. Fitted wardrobes providing hanging and storage facilities.

BEDROOM 2

11'5" x 10'5" (3.48m x 3.18m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

8'10" x 7'11" decreasing to 5'11" (2.69m x 2.41m decreasing to 1.80m)
uPVC double glazed window to the front elevation. Fitted overhead unit.

BATHROOM

6'1" x 5'4" (1.85m x 1.63m)
uPVC double glazed window to the rear elevation. Three piece enjoys panelled bath, low level w.c. and pedestal wash hand basin. Aquashower boards to splashback.

OUTSIDE

To the front of the property there is an open plan lawned garden and a side driveway provides off street parking leading down to a single garage.

The rear garden offers a good degree of privacy with patio area leading down to lawned garden.

SINGLE GARAGE

With up and over door.

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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