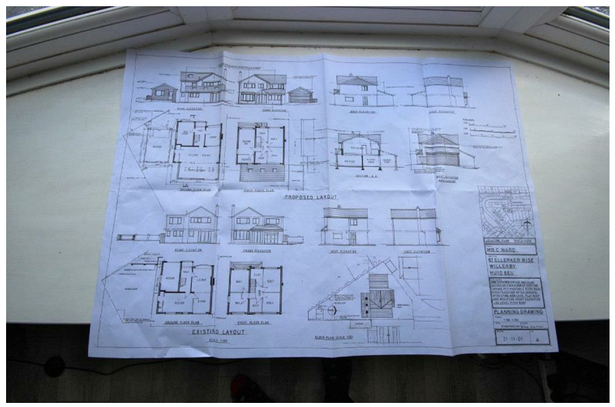

QUICK&CLARKE
The Property Specialists

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East Riding of Yorkshire HU10 6AD
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87 Ellerker Rise, Willerby HU10 6EU

£315,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Detached family home
- Superb location
- Five bedrooms
- Spacious lounge dining room
- Modern breakfast kitchen
- Large plot
- Driveway & garage
- Plans for a large rear extension
- Viewing a must
- EPC: D

Located within this highly desirable residential area and benefiting from a good sized south facing rear garden, this well presented family home now awaits its new owners!

Overlooking a green to the front and set back from the road, this detached house enjoys uPVC double glazing and gas central heating and also benefits from having plans drawn up and planning permission granted for a double garage/garage conversation with a large rear extension. The plans can be viewed within our office.

The property enjoys entrance hallway, spacious lounge dining room with French doors to garden, modern dining kitchen, rear lobby and downstairs WC. To the first floor there are five bedrooms and a house bathroom. The gardens are beautifully maintained and benefit from having a vast lawned south facing aspect with patio area. Viewing is a must to fully appreciate not only what a splendid property this already is, but also the potential on offer with the plans drawn up.

LOCATION

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

A composite door with glazed inserts and full height side windows leads into entrance hallway, having wood laminate flooring flowing throughout and staircase with balustrade leading to the first floor accommodation.

LOUNGE DINING ROOM

LOUNGE AREA

13'6 x 11' (4.11m x 3.35m)
uPVC double glazed picture bay window to the front elevation, attractive wood laminate flooring, recessed living flame remote control fire and TV aerial point. An opening leads into:

DINING ROOM AREA

10'6 x 9'3 (3.20m x 2.82m)
uPVC double glazed French doors opening out into the rear garden and attractive wood laminate flooring. A door leads into:

DINING KITCHEN

17' x 10'5 (5.18m x 3.18m)
uPVC double glazed window to the rear elevation. An extensive range of bespoke ivory shaker base and wall units, including storage drawers with contrasting worksurfaces, coordinated tiled splashbacks and incorporating glass display unit. 1 1/4 bowl sink unit with drainer and mixer tap, space and plumbing for washing machine. Stainless steel gas hob with oversized extractor, double electric oven and integrated fridge freezer. Attractive tiled flooring flows throughout this area, door with glazed inserts opening into the rear lobby.

REAR LOBBY

Access to the downstairs WC.

DOWNSTAIRS WC

uPVC double glazed window and low level WC.

FIRST FLOOR

LANDING

With access to loft.

BEDROOM 1

13'2 x 10' (4.01m x 3.05m)
uPVC double glazed window to the front elevation.

BEDROOM 2

11'2 x 10' (3.40m x 3.05m)
uPVC double glazed window to the front elevation.

BEDROOM 3

11' x 10'6 (3.35m x 3.20m)
uPVC double glazed window to the rear elevation.

BEDROOM 4

12'8 max x 10'7 max (3.86m max x 3.23m max)
Of an L-shape with uPVC double glazed windows to the rear and side elevations.

BEDROOM 5

9'4 x 7'3 (2.84m x 2.21m)
uPVC double glazed window to the front elevation.

BATHROOM

uPVC double glazed window to the rear elevation. Modern white suite enjoys square shaped bath with thermostatic shower over and shower screen, freestanding wash hand basin and low level WC, all beautifully complemented with full height tiling to walls, extractor and tiled floor.

OUTSIDE

To the front of the property is private parking for several vehicles and an integral garage, which has up & over door, power and light.

The rear garden is well maintained and features an extensive south facing lawn with fenced perimeters. The garden also extends to the side.

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).

COUNCIL TAX

The Council Tax Band for this property is Band D.

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 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

EPC RATING

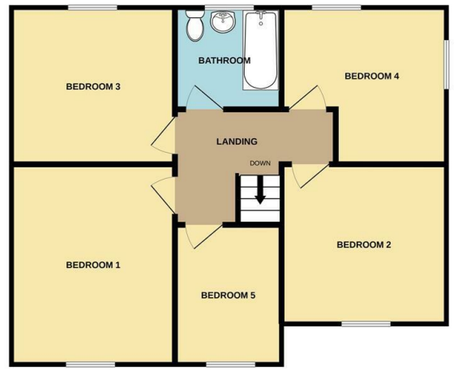
For full details of the EPC rating of this property please contact our office.

AGENTS NOTES

The vendor is purchasing a new build and therefore completion will not be possible before December 2022.

GROUND FLOOR

1ST FLOOR



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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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.