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

QUICK & CLARKE
The Property Specialists

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3 Lilac Avenue, Willerby HU10 6AE

Asking price £299,995

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- Extended traditional semi
- Four bedrooms, two bathrooms
- Two reception rooms
- Two garages
- In excess of 1,200 square feet
- Beautiful west facing garden
- Wolfreton School catchment area
- Viewing essential
- Council tax band C
- EPC rating awaited

Located within this highly regarded residential area, we are delighted to present to the market what can only be described as an exceptional extended family home! Having been transformed by the current owners to provide versatile, light and airy accommodation throughout in excess of 1,200 square feet.

This lovely home enjoys entrance hallway, two reception rooms, modern fitted kitchen and to the first floor there are four bedrooms, bathroom and shower room. The property also benefits from a block sett driveway with parking for several vehicles, an extended garage/utility with French doors to the rear, and a further driveway leading to a larger than average detached garage. The west facing rear garden is beautifully tended and enclosed offering a good degree of privacy.

Simply ready to move into, this exceptional property now awaits its new family and an early viewing is highly recommended.

LOCATION

Lilac Avenue is located off Hawthorne Avenue which is in turn accessed from Kingston Road.

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

10'4 x 5'11 (3.15m x 1.80m)
A dark grey composite door with glazed inserts leads into the entrance hallway, having staircase leading to the first floor accommodation.

DINING / SITTING ROOM

17'10 x 10'11 (5.44m x 3.33m)
uPVC double glazed French doors opening out into the rear garden, modern fireplace with living flame gas fire. A square arch leads into:

LOUNGE

14' into bay decreasing to 11'1 x 11'5 (4.27m into bay decreasing to 3.38m x 3.48m)
uPVC double glazed walk-in bay window to the front elevation and TV aerial point.

KITCHEN

12'6 x 7'3 (3.81m x 2.21m)
uPVC double glazed windows to the rear and side elevations and tiled flooring. An extensive range of white fitted base and wall units with contemporary chrome handles and contrasting worksurfaces. Stainless steel four ring gas hob with matching extractor above, stainless steel single electric eye-level oven, space for fridge freezer, space and plumbing for dishwasher.

FIRST FLOOR

LANDING

A spacious landing with uPVC double glazed window to the side elevation.

BEDROOM 1

15'1 into bay x 10'2 (4.60m into bay x 3.10m)
uPVC double glazed bay window to the front elevation. Fitted wardrobes with matching overhead units provide hanging and storage facilities.

BEDROOM 2

10'3 x 10' to wardrobes (3.12m x 3.05m to wardrobes)
uPVC double glazed window to the rear elevation. Full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 3

12'9 x 7'8 (3.89m x 2.34m)
uPVC double glazed window to the front elevation.

BEDROOM 4

8'11 x 7'3 (2.72m x 2.21m)
uPVC double glazed window to the front elevation and wood laminate flooring.

FAMILY BATHROOM

7'8 x 5'1 (2.34m x 1.55m)
uPVC double glazed window to the rear elevation. Three piece modern suite in white enjoys wash basin set in vanity unit, low level WC and panelled bath with mixer shower head and mosaic tiled splashbacks.

SHOWER ROOM

5'11 x 5'5 (1.80m x 1.65m)
uPVC double glazed window to the rear elevation. Three piece modern suite in white enjoys independent shower cubicle with Aquaboard splashbacks and thermostatic shower, wash basin set in vanity unit and low level WC, and towel radiator.

EXTERNAL

To the front of the property is a block sett driveway for several vehicles which leads to the garage/utility. Behind the garage/utility a second driveway leads to a further garage.

The rear garden is beautifully tended with an extensive patio leading to a meticulously lawned garden with an ornamental pond, an array of shrubbery and planting and a summerhouse on a raised decking area to the head of the garden. The rear garden offers a good degree of privacy and an excellent space to relax at the end of the day.

GARAGE / UTILITY

22'10 x 7'10 (6.96m x 2.39m)
Up & over door, power and light and hot and cold water. To the rear are uPVC double glazed French doors with side windows giving access to a further driveway area (the French doors could easily be removed and a garage door fitted if required).

ADDITIONAL GARAGE

21'3 x 10'3 (6.48m x 3.12m)
Up & over door, power and light.

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 C.

VIEWING

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

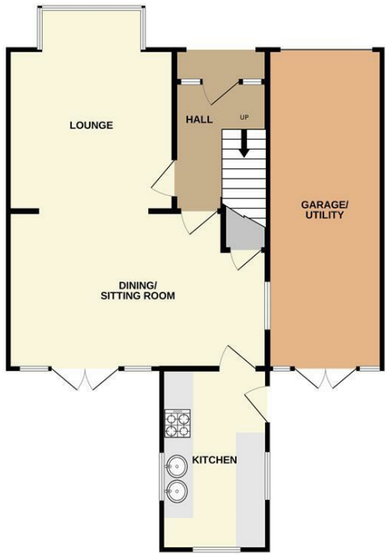
FINANCIAL SERVICES

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

EPC RATING

EPC rating : D

GROUND FLOOR



1ST FLOOR

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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