



**9 Wolfreton Lane, Willerby HU10 6PP**  
**£310,000**

- 1930's semi
- Superb west facing garden
- Beautifully presented throughout
- Two reception rooms
- Three bedrooms (fitted)
- Four piece bathroom
- Driveway and garage
- Viewing a must
- EPC - D

Located within this highly regarded and sought after residential area, we are delighted to offer to the market this exceptionally well-presented, semi-detached family home.

The property enjoys uPVC double glazing, gas fired central heating and in brief comprises entrance hallway with downstairs WC, two good sized reception rooms, fitted kitchen and to the first floor three bedrooms, all of which are fitted, and a modern four piece bathroom. The west facing gardens are of good proportions and create great outdoor space. A driveway provides off-street parking and leads down to a detached garage.

Simply ready to move into, this beautiful family home now awaits its new owners to begin their life within. An early viewing is a must.

## LOCATION

Wolfreton Lane is located off The Parkway and Kingston Road and lies within a short distance of the village centre.

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

14'3 x 6'11 (4.34m x 2.11m)  
A uPVC door with glazed inserts and side windows leads into the entrance hallway, having wood laminate flooring and staircase with balustrade leading to the first floor accommodation.

### DOWNSTAIRS WC

Low level WC and pedestal wash hand basin, uPVC double glazed window to the side elevation.

### LOUNGE

15'4 decreasing to 12'8 x 11'11 (4.67m decreasing to 3.86m x 3.63m)  
uPVC double glazed walk-in bay window to the front elevation, Adam style fire surround with marble back and hearth incorporating living flame gas fire.

### DINING / SITTING ROOM

11'11 x 13'5 (3.63m x 4.09m)  
uPVC double glazed French door and side windows overlooking the rear garden, oak fireplace with electric fire with flame effect.

### KITCHEN

15'10 x 7'8 (4.83m x 2.34m)  
uPVC double glazed window to the rear elevation and uPVC double glazed door with glazed inserts leads into the rear garden. Fitted base and wall units with worksurfaces and tiled splashbacks, space and provision for cooking, sink unit with drainer and mixer tap, space for fridge freezer, space and plumbing for washing machine.

### FIRST FLOOR

#### LANDING

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

#### BEDROOM 1

15'6 x 10' to wardrobes (4.72m x 3.05m to wardrobes)  
uPVC double glazed walk-in bay window to the front elevation. Modern shaker style fitted wardrobes incorporating drawers and shelving units provide hanging and storage facilities.

#### BEDROOM 2

13'7 x 11'11 (4.14m x 3.63m)  
uPVC double glazed window to the rear elevation. Sliderobes provide hanging and storage facilities.

#### BEDROOM 3

8'3 max x 6'11 max (2.51m max x 2.11m max)  
uPVC double glazed oriel style window to the front elevation. Raised cabin bed with storage below, desk and single wardrobe.

### BATHROOM

9'4 x 6'9 (2.84m x 2.06m)  
uPVC double glazed window to the side elevation. Four piece modern suite in white enjoys panelled bath, pedestal wash hand basin, low level WC and independent shower cubicle. Fully tiled walls in a two-tone finish.

### EXTERNAL

To the front and side of the property there is private off-street parking. The driveway leads to a detached garage which has up & over door, power and light.

The rear west facing garden is of good proportions featuring a patio area leading down to a lawned garden with an array of shrubbery and plants including some fruit trees. The rear garden offers a relatively good degree of privacy.

### 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.



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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