





The Property Specialists

1 The Square, Willerby,  
East Riding of Yorkshire HU10 6AD  
Tel: 01482 651155 | Email: willerby@qandc.net  
www.quickclarke.co.uk



**23 Beverley Road, Willerby, Hull HU10 6AW**  
**Offers Over £250,000**



- Detached family property
- Popular location
- No onward chain
- Three bedrooms
- First floor bathroom
- Two reception rooms and kitchen
- Enclosed garden
- Private driveway & garage
- In need of modernisation but a great opportunity
- Council Tax Band: D EPC Rating: D

Located within this highly regarded residential area ideally located for local schools and amenities and presented to the market with no forward chain this aesthetically pleasing detached family home now awaits its new owners to add their own design flair within and create modern living at its very best. Having been home to the current owners for many years the property has scope for improvement yet offers a great blank canvas for you to add your design flairs within. The property enjoys two reception rooms, kitchen and to the first floor there are three bedrooms and the house bathroom. There is a driveway and single garage to the rear of the property and an enclosed garden. Viewing is an absolute must to fully appreciate the potential which is on offer.

**LOCATION**  
Beverley Road is located just off The Square in Willerby.

Ideally located to enjoy all the local amenities and facilities that the area has to offer and lying only 5 miles West of the city centre of Hull, where an extensive range of amenities and facilities can be found to include mainline railway station and bus service station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

**THE ACCOMMODATION COMPRISES**

**GROUND FLOOR**

**ENTRANCE HALLWAY**

Doors with glazed insert leads into side porch with door leading into entrance hallway having staircase leading to the first floor accommodation.

**W.C.**  
Low level w.c. and pedestal wash hand basin.

**LOUNGE**  
16'0" x 11'0" plus bay (4.88m x 3.35m plus bay)  
Double glazed bay window to the front elevation, access to understairs storage cupboard and opening to the dining room.

**DINING ROOM**  
11'7" x 7'8" (3.53m x 2.34m)  
With French doors leading out into the rear garden.

**KITCHEN**  
7'10" x 7'10" (2.39m x 2.39m)  
Double glazed window to the rear elevation. Fitted base and wall units with work surfaces and tiled splashbacks. Provision for cooking. Space and plumbing for washing machine. Sink unit with drainer and mixer tap. Wall mounted gas central heating boiler.

**FIRST FLOOR**

**LANDING**  
Double glazed window to the side elevation.

**BEDROOM 1**  
10'10" x 8'8" plus doorwell (3.30m x 2.64m plus doorwell)  
Double glazed window to the front elevation and sliding fitted wardrobes.

**BEDROOM 2**  
11'6" x 8'4" plus doorwell (3.51m x 2.54m plus doorwell)  
Double glazed window to the rear elevation.

**BEDROOM 3**  
8'3" x 6'10" maximum (2.51m x 2.08m maximum)  
Double glazed window to the front elevation. Fitted wardrobe.

**BATHROOM**  
8'8" x 7'1" (2.64m x 2.16m)  
Double glazed window to the rear elevation. Three piece suite has panelled bath, pedestal wash hand basin and low level w.c. Access to airing cupboard. Tiled splashbacks to wet area.

**OUTSIDE**  
To the front of the property is an open plan lawned and planted garden. Side entry provides access to the garden.

The rear garden is well tended and has two garden sheds, one leading to the single garage and private driveway. The rear garden has a patio and lawned garden with stocked borders.

**GARAGE**  
Brick with up and 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 majority 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. Made with Metropix ©2025