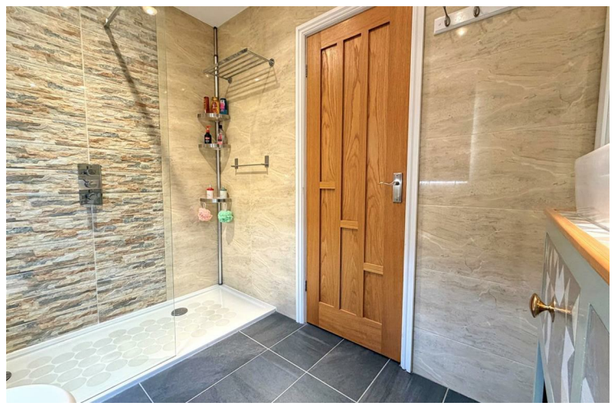

Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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

Sale Ready

21 Southgate Close, Willerby HU10 6HU

£280,000

Beverley | Cottingham | Hornsea | Willerby

- Fabulous modern styled bungalow
- Head of cul-de-sac position
- 2 double bedrooms + 2 reception rooms
- Modern kitchen & recently fitted shower room
- Off-street parking with side drive + garage
- Useful boarded loft area
- Council Tax Band: D
- EPC Rating C

A beautifully modernised and attractively laid-out bungalow, thoughtfully re-modelled to convert the original integral garage into extra living space, alongside the addition of a boarded loft with a fixed staircase. Offering great flexibility, the property features two double bedrooms and two well-proportioned reception rooms, complemented by an attractive kitchen and modern shower room.

Beautifully presented throughout, the home sits on a generous plot with well-tended front and rear gardens, a side driveway, and a detached garage. Tucked away at the head of a cul-de-sac in the ever-popular area of Willerby, viewing is highly recommended to fully appreciate what is on offer.

Get ready for speedier, smoother and more successful sales with Sale Ready properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. Please ask the team for more information.

LOCATION
The property is situated at the head of the cul-de-sac forming Southgate Close which lies off The Hollies, a link road between Well Lane and Ladysmith Road. This extremely popular area, particularly for bungalows, lies on the Northern side of Willerby and is convenient for the amenities in the area.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH
6'5" x 2' (1.96m x 0.61m)
Accessed via the side of the property and from the driveway, the entrance porch has a sliding uPVC door, tiled floor and cloak hooks.

ENTRANCE HALL
20.8 x 6.5 decreasing to 3.5" (6.10m.2.44m x 1.83m.1.52m decreasing to 0.91m.1.52)
Modern composite front door with multi-point security locks, obscured and ornate glass panels, solid oak floor and internal window into the living room.

LIVING ROOM
17'6" x 11'8" (5.33m x 3.56m)
A well proportioned living room with large window to the front elevation. The focal point of the room is a very attractive stone fireplace housing an electric fire.

DINING ROOM/SITTING ROOM
15'9" x 8'3" (4.80m x 2.51m)
Allowing flexibility of use and with double oak glass panelled doors from the living room, window to the front elevation and storage cupboard.

KITCHEN
15' x 9'10" reducing to 8' (4.57m x 3.00m reducing to 2.44m)
An attractive kitchen with wall and base storage units, laminate work surfaces and ceramic tiled splashbacks, six-ring stainless steel gas range with double oven and canopy extractor over, composite one and a half bowl sink and drainer, space for upright fridge freezer, large storage cupboard housing the gas boiler, porcelain tiled floor, space and plumbing for washing machine and tumble dryer, oak glass panelled door opening into the dining room and uPVC glass panelled door opening onto the rear garden with window to one side.

BEDROOM 1
18'7" x 9'10" (5.66m x 3.00m)
Window to the front elevation. Door providing fixed staircase to the boarded loft and with storage cupboard under with pull out storage drawers.

BEDROOM 2
10'9" x 9'5" (3.28m x 2.87m)
Window overlooking the garden and built-in wardrobe with sliding mirrored fronts.

SHOWER ROOM
9' x 6'4" (2.74m x 1.93m)
Modern three piece sanitary suite comprising attractive vanity unit with counter top hand wash basin, close coupled w.c. and walk-in shower enclosure with overhead sand hand held shower,fully tiled walls and floor, feature wall mounted radiator and window to the rear elevation.

BOARDED LOFT SPACE
19'6" x 6'6" (5.94m x 1.98m)
A useful space which has been boarded out with window to one side and an extensive range of built-in cupboards and to the rear a door providing access to loft space for further storage. It is our understanding the boarded loft does not comply with the building regulations to be used as a bedroom.

OUTSIDE & GARAGE
The property is accessed off the head of the cul-de-sac through double wrought iron gates and onto an attractive drive. To the front is a lawned garden with a flower border laid under decorative bark for ease of maintenance

The property has a generously sized rear garden which is largely lawed with a central patio area. Wide and well stocked flower borders are enclosed by a fenced perimeter. The side drive leads up to the garage (16'9" x 8'3") which has up-and-over door, side courtesy door and window and is supplied with light and power.

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

AGENTS NOTE FOR BUYERS
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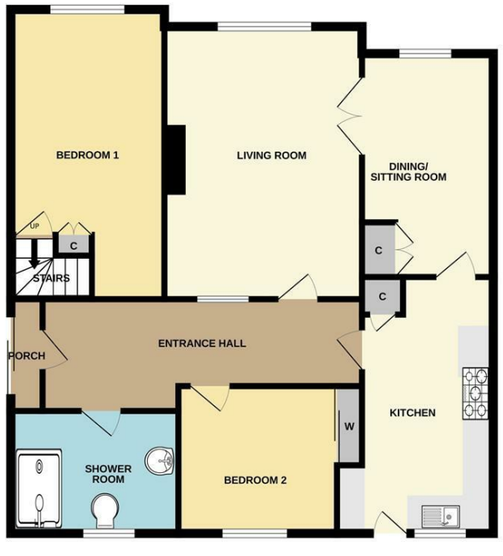
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

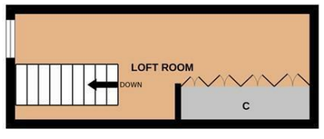
The legal pack includes:
Evidence of title
Standard searches (regulated local authority, water & drainage & environmental)
Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

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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