



**QUICK & CLARKE**  
The Property Specialists

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**19 Southgate Close, Willerby HU10 6HU**  
**Offers Over £240,000**

- Semi-detached true bungalow
- Cul-de-sac location
- No forward chain
- Two double fitted bedrooms
- Spacious lounge
- Modern fitted breakfast kitchen
- Conservatory
- Driveway and garage with electric door
- Well tended gardens
- EPC - awaited

Located in this highly desirable residential area and enjoying a prime cul-de-sac location, we offer to the market this well presented semi-detached true bungalow. Offered with no forward chain, the property enjoys uPVC double glazing and gas central heating. The accommodation in brief comprises entrance porch, entrance hallway, spacious lounge with fireplace, modern fitted kitchen, conservatory enjoying views over the rear garden, two double fitted bedrooms, bathroom and separate WC. As with some of the other bungalows in the area, there may be the possibility of extending upwards into the roofspace, subject to the necessary permissions.

The gardens are well tended and provide great outdoor space, the rear garden offering a good degree of privacy, and there is a private driveway providing off-street parking and leading to the integral garage which has an electric up & over door. It goes without saying that this property truly deserves an internal viewing to fully appreciate the homely feel and the versatility of the spacious accommodation.

### LOCATION

Southgate Close is located off Well Lane and can also be accessed from Carr Lane in Willerby. 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

#### ENTRANCE PORCH

Sliding uPVC patio door leads into entrance porch, door with glazed inserts leads into entrance hallway.

#### ENTRANCE HALLWAY

A good sized entrance hallway which gives access to all the rooms.

#### LOUNGE

17'7 x 11'10 (5.36m x 3.61m)  
uPVC double glazed window to the front elevation, fire suite housing electric fire and TV aerial point.

#### BREAKFAST KITCHEN

14'11 x 8' (4.55m x 2.44m)  
uPVC double glazed window to the rear elevation and uPVC door opening into the conservatory. Modern fitted base and wall units in white with contrasting wood trims and wood effect worksurfaces. Tiled splashbacks, electric four ring hob with single electric oven, space for fridge freezer, space and plumbing for washing machine.

#### CONSERVATORY

6'11 x 6'5 (2.11m x 1.96m)  
Being of a uPVC and brick construction with sliding door leading out into the rear garden.

#### BEDROOM 1

18'8 max x 9'10 (5.69m max x 3.00m)  
(18'8 decreasing to 16'5 to wardrobes x 9'10) uPVC double glazed window to the front elevation, modern fitted wardrobes providing hanging and storage facilities.

#### BEDROOM 2

10'10 x 9'6 (3.30m x 2.90m)  
uPVC double glazed window to the rear elevation, modern fitted wardrobes.

#### BATHROOM

6'5 x 5'10 (1.96m x 1.78m)  
uPVC double glazed window to the rear elevation. Two piece coloured suite has pedestal wash hand basin and panelled bath with tiled splashbacks.

#### SEPARATE WC

uPVC double glazed window to the rear elevation and low level WC.

#### OUTSIDE

To the front of the property is an enclosed garden, a side garden with gated entry leads to the rear. The rear garden is predominantly laid to lawn with well stocked borders and garden shed. Providing great outdoor space with a good degree of privacy.

There is a private driveway to the front of the property which provides off-street parking and leads to the integral garage which has electric up & over door, power and light, and access to the roofspace.

#### 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 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, specifications and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metstep CAD2012