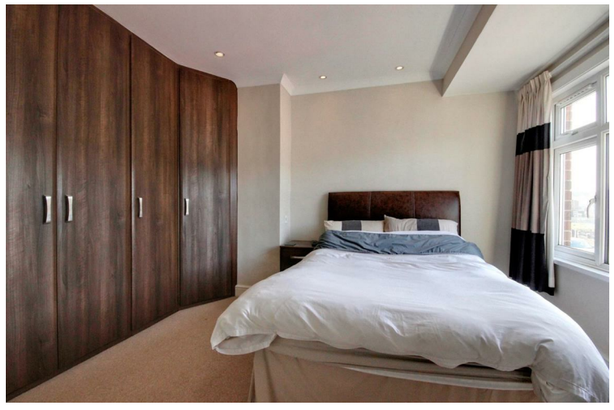

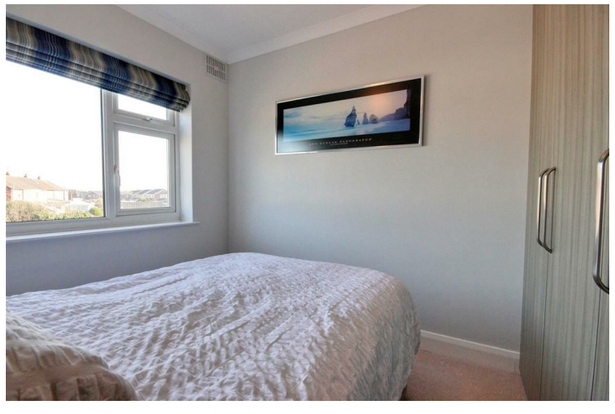
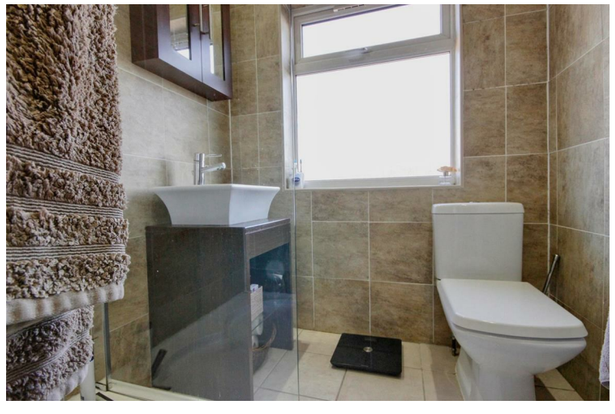

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QUICK&CLARKE
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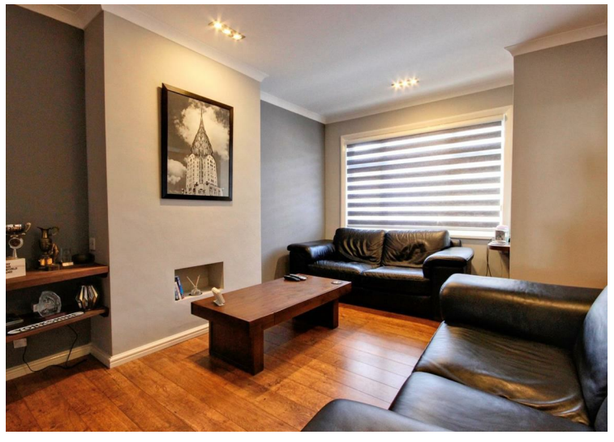

37 Aston Road, Willerby HU10 6SG

£165,000

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

- Modernised and extended mid-terrace house
- No onward chain
- Two DOUBLE fitted bedrooms
- Modern first floor bathroom
- Lounge
- Modern kitchen with built in appliances
- From the kitchen leading in to the dining room
- Low maintenance garden
- Detached single garage via ten foot
- EPC: C Council Tax: A

Located within the heart of this most popular residential area and offered to the market with no onward chain we are delighted to present this outstanding mid-terrace house. Having been extended and boasting a single garage to the rear the well appointed property enjoys entrance vestibule, lounge, modern kitchen with built in appliances with open aspect to the dining area with French doors to the garden. To the first floor there are TWO double fitted bedrooms and a modern bathroom. The low maintenance garden provides great outdoor space with a detached single garage accessed from the rear ten foot.

Viewing is an absolute must to appreciate the superb quality of this property!

LOCATION

Located off Kingston Road.

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 VESTIBULE

A contemporary grey composite door with glazed inserts leads into the entrance vestibule. Having wood laminate flooring and staircase to the first floor accommodation. Door into lounge.

LOUNGE

14'1" x 11'2" (4.29m x 3.40m)
Having uPVC double glazed window to the front elevation. Attractive wood laminate flooring, t.v. aerial point and access to under stairs storage cupboard which houses the utility meters. Gas supply for a fire at chimney point (not tested). Door leading into the kitchen.

KITCHEN DINER

14'2" x 8'2" (4.32m x 2.49m)
Having peninsular base breakfast bar separating the dining room to the kitchen area. An extensive range of ivory gloss base and wall units with walnut trim finish and contrasting work surfaces. Tiled splashbacks, five ring stainless steel gas hob with stainless steel splashback and stainless steel chimney extractor. Stainless steel single electric fan oven with stainless steel dual microwave/convection oven above, integrated fridge and integrated dishwasher, integrated washing machine, attractive wood laminate flooring and TV aerial point.

DINING AREA

13'4" x 11'8" (4.06m x 3.56m)
With Velux roof windows and uPVC double glazed French doors and side windows leading out into the rear garden. Attractive wood laminate flooring.

FIRST FLOOR

LANDING

Small landing area.

BEDROOM 1

14'3" maximum x 10'5" from wardrobes to bay (4.34m maximum x 3.18m from wardrobes to bay)
uPVC double glazed windows to the front elevation. Modern walnut fronted wardrobes providing hanging and storage facilities. TV aerial point.

BEDROOM 2

8'2" x 7'11" to wardrobes (2.49m x 2.41m to wardrobes)
uPVC double glazed window to the rear elevation. Modern finish wardrobes providing hanging and storage facilities.

BATHROOM

6'10" x 5'7" (2.08m x 1.70m)
uPVC double glazed window to the rear elevation. Modern three piece suite in white enjoys wash hand basin on wooden vanity, low level w.c. and walk-in shower cubicle with attractive Italian design full height tiling to walls, contrasting tiled floor and electric/central heated towel rail.

OUTSIDE

To the front of the property there is a gravelled low maintenance garden with brick wall and timber gate.

The rear garden is easterly facing and features a patio area leading onto a block set patio and path with raised planting areas and a detached concrete sectional pebble dash garage which is accessed via the ten foot 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 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

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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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.