



Quick & Clarke

PROPERTY SPECIALISTS

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358 Kingston Road, Willerby, Hull HU10 6NF
Guide Price £220,000

- Traditonal bay fronted town house
- No onward chain
- Two reception rooms
- Modern kitchen
- Three bedrooms (two fitted)
- Modern first floor bathroom
- Superb south facing rear garden
- Off street parking to the front
- Viewing an absolute must!
- EPC: C Council Tax Band: C

This traditional bay front town house is presented to the market with no onward chain! With the benefit of off street parking to the front, the property enjoys uPVC double glazing and gas central heating and has entrance hallway, two reception rooms, fitted kitchen and to the first floor there are three bedrooms and a house bathroom. The south facing well presented garden provides great outdoor space and there is a single garage which is access from the ten foot. Viewing is an absolute must!

LOCATION
Located on Kingston Road ideally positioned for ease of accessibility to all surrounding areas including Willerby, Hull City centre, Anlaby, Cottingham, Beverley and the A63.

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

A black composite door with glazed inserts and chrome fittings leads into entrance hallway having lovely wood flooring, two under stairs storage cupboards and staircase to the first floor accommodation.

LOUNGE
15'6" into bay decreasing to 12'8" x 11'10" (4.72m into bay decreasing to 3.86m x 3.61m)
uPVC double bay window to the front elevation. Oak fireplace with open fire. Wood floor.

SITTING DINING ROOM
15'1" x 10'11" maximum (4.60m x 3.33m maximum)
uPVC double glazed French doors opening out into the rear garden. Wood floor.

KITCHEN
19'6" x 7'10" average (5.94m x 2.39m average)
uPVC double glazed window to the rear elevation and uPVC door opens out into the rear garden. An extensive range of Shaker base and wall units with work surfaces and tiled splashbacks. Stainless steel gas hob with stainless steel single electric oven and extractor. One and a quarter bowl sink unit with drainer and mixer tap. Wood floor.

FIRST FLOOR

LANDING

BEDROOM 1
15'9" into bay x 9'1" to wardrobes (4.80m into bay x 2.77m to wardrobes)
uPVC double glazed bay window to the front elevation. Fitted wardrobes providing hanging and storage facilities. Wood laminate flooring.

BEDROOM 2
11'4" x 9'2" to wardrobes (3.45m x 2.79m to wardrobes)
uPVC double glazed window to the rear elevation. Fitted wardrobes providing hanging and storage facilities.

BEDROOM 3
10'2" x 6'2" (3.10m x 1.88m)
uPVC oriel bay window to the front elevation.

BATHROOM
6'1" x 6'0" (1.85m x 1.83m)
uPVC double glazed window to the rear elevation. Three piece suite in white has panelled bath with shower over, pedestal wash hand basin and low level w.c. Tiled splashbacks to wet area.

OUTSIDE
To the front of the property there is a dropped kerb with block sett parking.

The rear south facing garden is beautifully tended featuring a large patio area with pergola over, lawned garden and at the head of the garden there is a single corrugated metal garage.

SINGLE GARAGE
Double doors accessed from the garden. Up and over door to the front and is accessed via the ten foot.

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).



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 herein, 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 operation or efficiency can be given. Made with Metapix C2025